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Dairy Lane
Hose

- Outstanding detached period residence
- Over 2,500 square feet of accommodation
- Three versatile reception rooms
- Stunning farmhouse-style kitchen/dining room
- Four generous double bedrooms
- Main bedroom with en suite and walk-in wardrobe
- Landscaped private rear garden
- Surrounded by rolling countryside
- EPC Rating D / Council Tax Band F / Freehold

Welcome to 'The Woodlands', an outstanding detached period residence occupying a generous corner plot in the highly sought-after village of Hose, surrounded by beautiful rolling countryside. Brimming with traditional charm and an abundance of original character features, this exceptional home has been sympathetically enhanced by the current owners to create the perfect balance between timeless elegance and modern family living.

Extending to approximately 2,500 square feet this beautifully presented home offers an enviable amount of space for growing families and those seeking an idyllic village lifestyle. Combining period elegance, exceptional living space and a peaceful village setting, The Woodlands represents a rare opportunity to acquire a truly distinguished family home.

Perfectly positioned in the heart of this well-connected village, The Woodlands offers the ideal blend of peaceful countryside living and everyday convenience. With excellent access to nearby market towns, highly regarded schooling and commuter links to Nottingham, Leicester and beyond.

Accommodation:

Stepping inside, an impressive reception hallway immediately sets the tone, where elevated ceilings and striking Minton tiled flooring create a warm and inviting first impression. To the front of the property, a charming sitting room provides an elegant space to relax, while the delightful family lounge enjoys pleasant views across the rear garden.

Undoubtedly the heart of the home is the stunning dual-aspect farmhouse-style kitchen/dining room. This beautiful space features contemporary shaker-style cabinetry, a striking central island, rustic stone flooring and an abundance of natural light, seamlessly combining character with modern practicality. Completing the ground floor is a useful boot room/utility alongside a dedicated guest cloakroom.

The first floor continues to impress with a spacious landing leading to four generously proportioned double bedrooms, each beautifully appointed and filled with natural light through large sash windows. The superb main bedroom benefits from a sleek en suite bathroom, while the remaining bedrooms are served by an attractive family bathroom featuring a stylish four-piece suite.

Gardens and land:

Externally, the property enjoys equally impressive surroundings. The mature rear garden has been thoughtfully landscaped to provide an abundance of outdoor entertaining and relaxation space, with beautifully maintained planting, established borders, paved seating areas and a combination of neatly trimmed hedging and secure timber fencing creating a private and tranquil setting. To the front, a generous gravelled driveway provides ample off-road parking for multiple vehicles.

Location:

Occupying a prime position within the highly desirable village of Hose, The Woodlands enjoys an idyllic rural setting surrounded by rolling Leicestershire countryside. The village offers a welcoming community atmosphere, a well-regarded primary school, village hall and church, while a wider range of everyday amenities can be found in the nearby market towns of Melton Mowbray, Bingham and Grantham.

Despite its peaceful setting, the property is exceptionally well placed for commuters, with excellent road links via the A52, A46 and A1, providing convenient access to Nottingham, Leicester, Newark and Peterborough. For those travelling further afield, rail services from Grantham and Melton Mowbray offer direct connections to London and other major regional centres, making this an ideal location for those seeking the best of countryside living without sacrificing connectivity.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band F.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

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Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

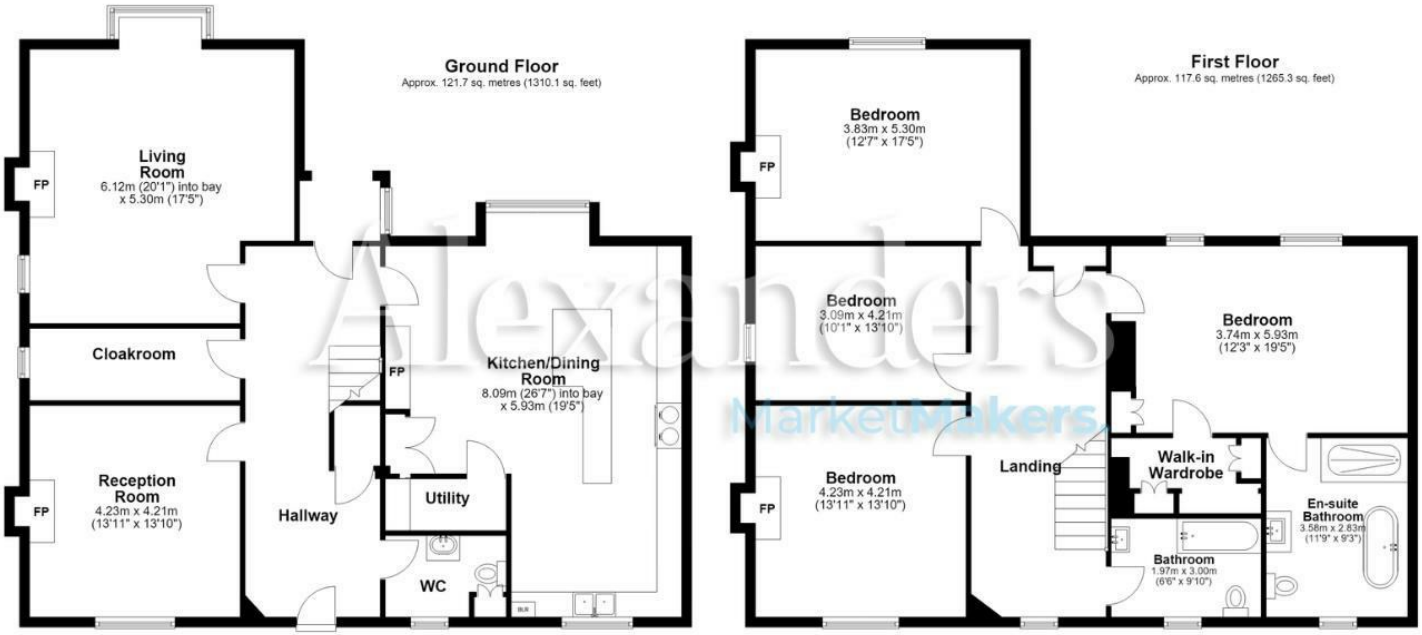
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

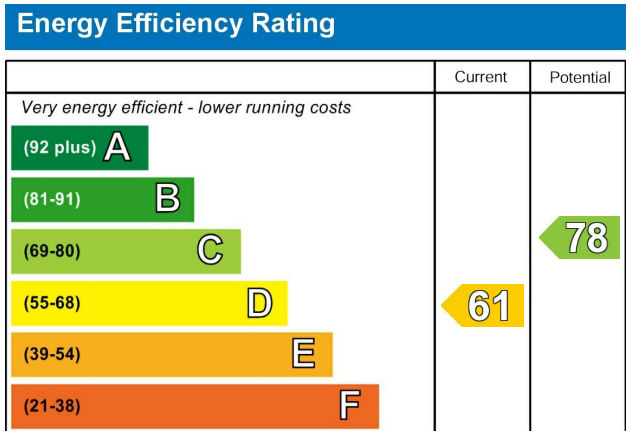
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Total area: approx. 239.3 sq. metres (2575.5 sq. feet)



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