



1 Regansfield, Hose, Leicestershire, LE14
4AA

£825,000
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 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

We have great pleasure in offering to the market the first release of this impressive small development of 34 well thought out, contemporary, two storey and single storey homes positioned on the outskirts of this well regarded Vale of Belvoir village,

The first phase provides 5 stunning, individual, contemporary homes finished to a high specification by a well regarded local developer renowned for creating bespoke, high quality homes, with this group of homes being no exception.

Plot 1 offers a generous and versatile level of accommodation extending to approximately 3,500 sq.ft (including balconies), having an attractive, contemporary, double fronted design with brick and timber clad elevations creating a stunning home with immense appeal.

Internally the property is flooded with light, many rooms offering dual aspects and includes an initial reception hall with full height vaulted ceiling, contemporary glass and oak galleried landing and a floating staircase providing a stunning focal point. This central area, which has been designed to impress with a dual aspect and full height glazed elevations to both the front and rear, leads through to 2 main reception areas including a particularly attractive, dual aspect, sitting room with contemporary fireplace and bifold doors leading out into the rear garden.

The hub of the home is undoubtedly going to become the large open plan living/dining kitchen. Again this room has a dual aspect and the kitchen area is beautifully appointed with a generous range of contemporary units with high quality integrated appliances and central island unit and links through into a useful utility. The central hallway also gives access into a useful ground floor cloak room and a generous walk in boot room which provides an excellent level of storage.

A floating contemporary staircase rises to a galleried landing which links the two sides of the first floor, having a central glazed atrium again flooding this area with light. The landing in turn leads to 4 double bedrooms, each offering their own individuality with balconies to the front

and rear. Three bedrooms benefit from ensuites with the master also benefitting from a walk through dressing room and there is a separate family bathroom.

The property benefits from gas fired central heating with under floor heating to the ground floor and are beautifully finished throughout in neutral decoration with deep skirtings and architrave, attractive contemporary internal doors and high quality fixtures and fittings.

As well as the internal accommodation the property occupies a pleasant corner plot with an excellent level of off road parking and integral double garage and enclosed garden at the rear, which links back into the main reception rooms, creating an excellent outdoor entertaining space.

Overall viewing is the only way to truly appreciate this stunning bespoke home.

HOSE

Hose is a particularly sought after village nestled in the Vale of Belvoir and equipped with local amenities including public house, primary school, village hall, church and shop. Further services can be found in the nearby market towns of Bingham and Melton Mowbray.

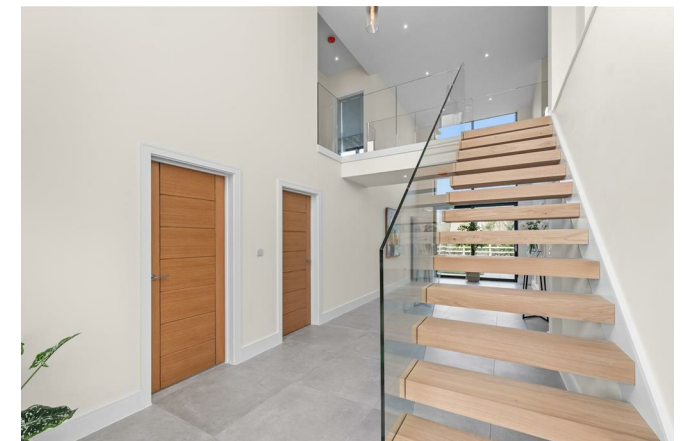
AN OPEN FRONTED STORM PORCH WITH INSET DOWNLIGHTERS LEADS TO A CONTEMPORARY ALUMINIUM DOUBLE GLAZED ENTRANCE DOOR AND SIDE LIGHT AND, IN TURN, THE:

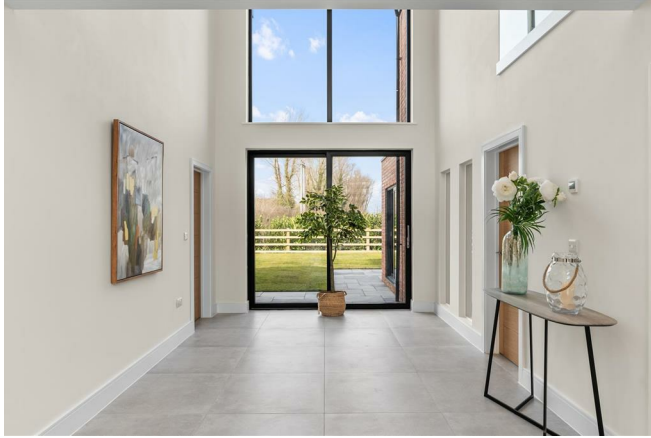
MAIN ENTRANCE HALL

31' x 9'10" (9.45m x 3.00m)



An impressive initial entrance vestibule flooded with light, benefitting from full height double glazed windows to both the front and rear elevations including sliders at the rear into the garden. The room affords a full height ceiling looking up to an attractive, contemporary glass balustraded galleried landing with floating oak steps, porcelain tiled floor, under floor heating, deep skirting and architrave and contemporary oak internal doors leading to:

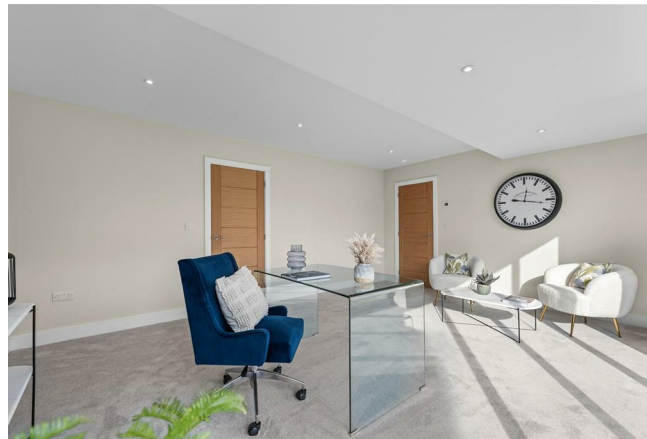




STUDY/FAMILY ROOM
17'5" x 13'2" (5.31m x 4.01m)



A versatile reception flooded with light having large full height double glazed windows to the front, inset downlighters to the ceiling, deep skirting and a further interconnecting door linking through into:



L SHAPED SITTING ROOM
20'9" x 24'7" max (6.32m x 7.49m max)



A well proportioned L shaped reception benefitting from a dual aspect with double glazed window to the side and a run of bifold doors at the rear leading out into the rear garden as well having a canopied portico balcony above which creates an attractive covered seating area, perfect for entertaining. The focal point to the room is a chimney breast with inset contemporary solid fuel fire, having alcoves to the side, deep skirtings, inset downlighters to the ceiling and a further door returning to the main entrance hall.





The initial kitchen area is beautifully appointed with a generous range of units with matt finish handleless door fronts having two runs of quartz preparation surfaces including a central island unit which provides a fantastic working area with integral breakfast bar for informal dining, additional storage beneath and inset Bora induction hob with central downdraft extractor. The main run of work surface has undermounted matt black contemporary sink with articulated brushed metal mixer tap, granite upstands and mirrored splash backs. Further integrated appliances include Siemens fan assisted oven, separate combination microwave, warming drawer beneath, built in fridge, freezer, Hotpoint dishwasher and recycling drawer. The room has continuation of the porcelain tiled floor, deep skirtings and inset downlighters to the ceiling.



DINING KITCHEN

27'5" x 17'10" (8.36m x 5.44m)



The run of kitchen units creates a seamless appearance with double doors giving concealed access into:



A stunning space which undoubtedly is going to become the hub of the home, combining initial kitchen area leading through into a living/dining space, flooded with light having windows to two elevations including a full run of bifold doors and additional sliding doors to the side leading out into the rear garden and terrace creating a fantastic entertaining space. In addition there are two vertical lights with the kitchen which allow light back through from the initial entrance hall, again adding to the spacious feel of the room.



UTILITY ROOM

11'8" x 5'9" (3.56m x 1.75m)



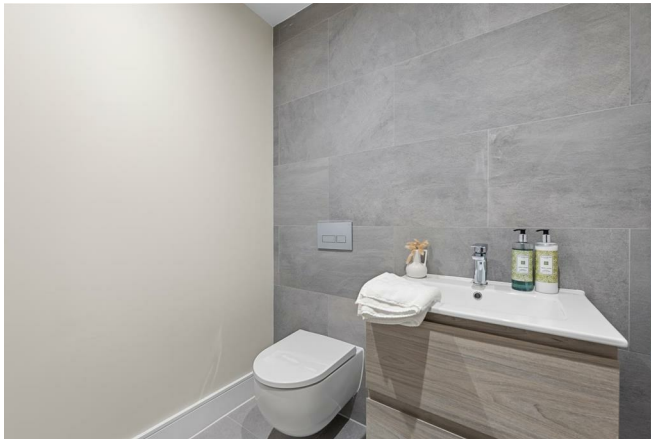
Well appointed with a generous range of built in units which complement the main kitchen having contemporary preparation surface with inset composite sink and drain unit with matt black mixer tap, 3/4 height larder unit with additional shelving, wall cupboards, space and plumbing for washing machine and design for double stacking for a tumble dryer. The room having continuation of the porcelain tiled floor, inset downlighters to the ceiling and double glazed window to the side.

Returning to the main entrance hall further doors lead to:



GROUND FLOOR CLOAK ROOM

5'7" x 5'2" (1.70m x 1.57m)



Having a contemporary suite by RNK Ceramics comprising wall hung WC with concealed cistern and vanity unit with inset ceramic washbasin with chrome mixer tap and contemporary tiled splash backs, continuation of the tiled floor, deep skirting and inset downlighters to the ceiling.

WALK IN CLOAKS CUPBOARD/BOOT ROOM

8' x 7'9" (2.44m x 2.36m)

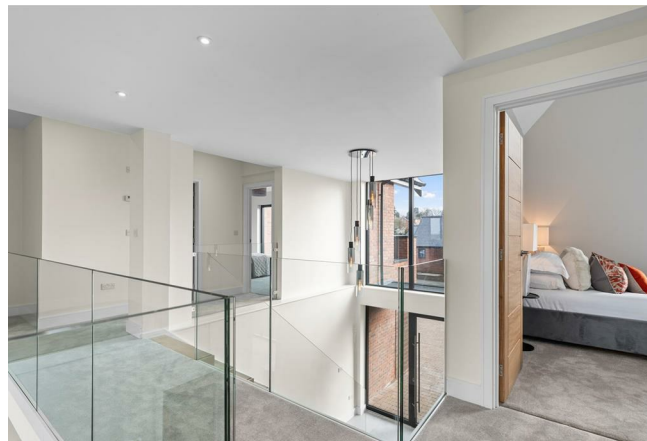
A really useful space of generous proportions providing an excellent level of storage with continuation of the tiled floor, deep skirting and cupboard which also houses the under floor heating manifolds.

RETURNING TO THE MAIN ENTRANCE HALL A STUNNING CONTEMPORARY GLASS BALUSTRADED STAIRCASE WITH FLOATING STEPS RISES TO:

FIRST FLOOR GALLERIED LANDING



An impressive first floor gallery landing flooded with light having a dual aspect with full height double glazed windows to both front and rear elevations, inset downlighters to the ceiling, deep skirtings and architrave and further contemporary oak internal doors leading to:



MASTER SUITE

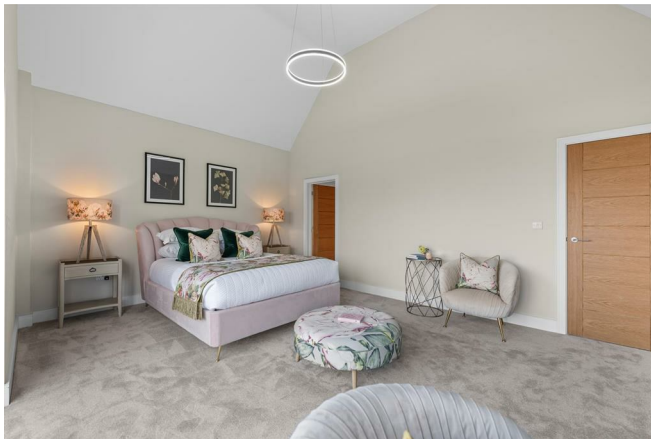
An impressive master suite which offers an excellent level of space lying in the region of 450 sq.ft. of floor area comprising large double bedroom with balcony off, walk through dressing room and ensuite shower room.

BEDROOM 1

18'2" x 12'11" (5.54m x 3.94m)



Having an attractive vaulted ceiling and being flooded with light have a run of bifold doors to the rear which lead out onto a large balcony overlooking the rear garden. The room having deep skirtings and architraves, central heating radiator, double glazed bifold doors and balcony with glass balustrade. A further doorway leads through into:



WALK THROUGH DRESSING ROOM

10'10" x 7'3" (3.30m x 2.21m)



Having skylight to the ceiling, additional window to the side, deep skirtings, central heating radiator and a further door leading through into:

ENSUITE SHOWER ROOM

8'6" x 7' (2.59m x 2.13m)



Tastefully appointed with a contemporary suite comprising large double length shower enclosure with wall mounted shower mixer with independent handset and rose over, further two piece contemporary suite by RNK Ceramics comprising wall hung WC with concealed cistern and

vanity unit with inset washbasin, contemporary tiling, chrome towel radiator, double glazed window to the side and additional skylight to the ceiling.

BEDROOM 2

18' x 11'9" (5.49m x 3.58m)



A stunning light and airy space with a run of bifold doors leading out onto an enclosed balcony with glass and brick balustrade and aluminium copings that creates a wonderful space overlooking the rear garden, the room being flooded with light also having additional window to the side. The room also having deep skirtings, central heating radiator and a further door into;





BEDROOM 3
17'4" x 11'3" (5.28m x 3.43m)



ENSUITE SHOWER ROOM

7'6" x 7'4" (2.29m x 2.24m)



Having a contemporary suite comprising large double width shower enclosure with initial drying area, glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, further two piece suite by RNK Ceramics comprising wall hung WC with concealed cistern and vanity unit with inset washbasin, contemporary tiling, chrome towel radiator and double glazed window to the side.

A further well proportioned double bedroom also benefitting from ensuite facilities having an impressive vaulted ceiling, full height double glazed gable end and bifold doors leading out onto a balcony. In addition the room having deep skirtings, central heating radiator, useful alcove and further door leading through into:



ENSUITE SHOWER ROOM

7'4" x 4'2" (2.24m x 1.27m)



A well proportioned space having contemporary suite comprising double length shower enclosure with chrome wall mounted shower mixer with independent handset and rose over, further contemporary two piece suite by RNK Ceramics comprising wall hung WC with concealed cistern and separate vanity unit with inset washbasin, contemporary tiling to the floor and walls, chrome towel radiator and inset downlighters to the ceiling.

BEDROOM 4

17'10" x 11'6" (5.44m x 3.51m)



A further well proportioned double bedroom having aspect to the front with deep skirtings, central heating radiator and bifold doors leading out onto a balcony.



FAMILY BATHROOM

6'9" x 9' (2.06m x 2.74m)



A beautifully appointed space having a suite comprising panelled bath with glass screen and chrome mixer tap, wall hung WC with concealed cistern and contemporary vanity unit providing an excellent level of storage with inset Vitra twin bowl ceramic sink with dual mixer taps, contemporary tiling, chrome towel radiator and inset downlighters to the ceiling.



EXTERIOR



The property occupies a prominent position close to the entrance to this small development, occupying a corner plot with gardens to three sides and benefitting from a just off westerly rear aspect. The gardens have been landscaped to provide a lawned frontage with establishing borders and large block set driveway providing an excellent level of off road parking which, in turn, leads to an integral double garage. A further garden area to the side in turn links round to the rear of the property where there is a mainly lawned garden with initial paved terrace providing a

delightful outdoor seating area offering an excellent degree of privacy, enclosed by hedging and post and rail and panelled fencing.



DOUBLE GARAGE

20'4" deep x 19'9" (6.20m deep x 6.02m)

A generous double garage having power and light and sectional up an over electric door and also houses the Vaillant central heating and hot water system, electrical consumer unit and electric car charging point.

COUNCIL TAX BAND

Melton Borough Council - Band TBC

TENURE

Freehold

SERVICE CHARGE

Please note there is a service charge currently estimated to be in the region of £343 per annum for the maintenance of the communal areas.

ADDITIONAL NOTES

The property is understood to have mains electricity, gas and water, with private drainage (information taken from Energy performance certificate and/or vendor).

The properties benefit from a 10 year warranty with "Advantage"

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

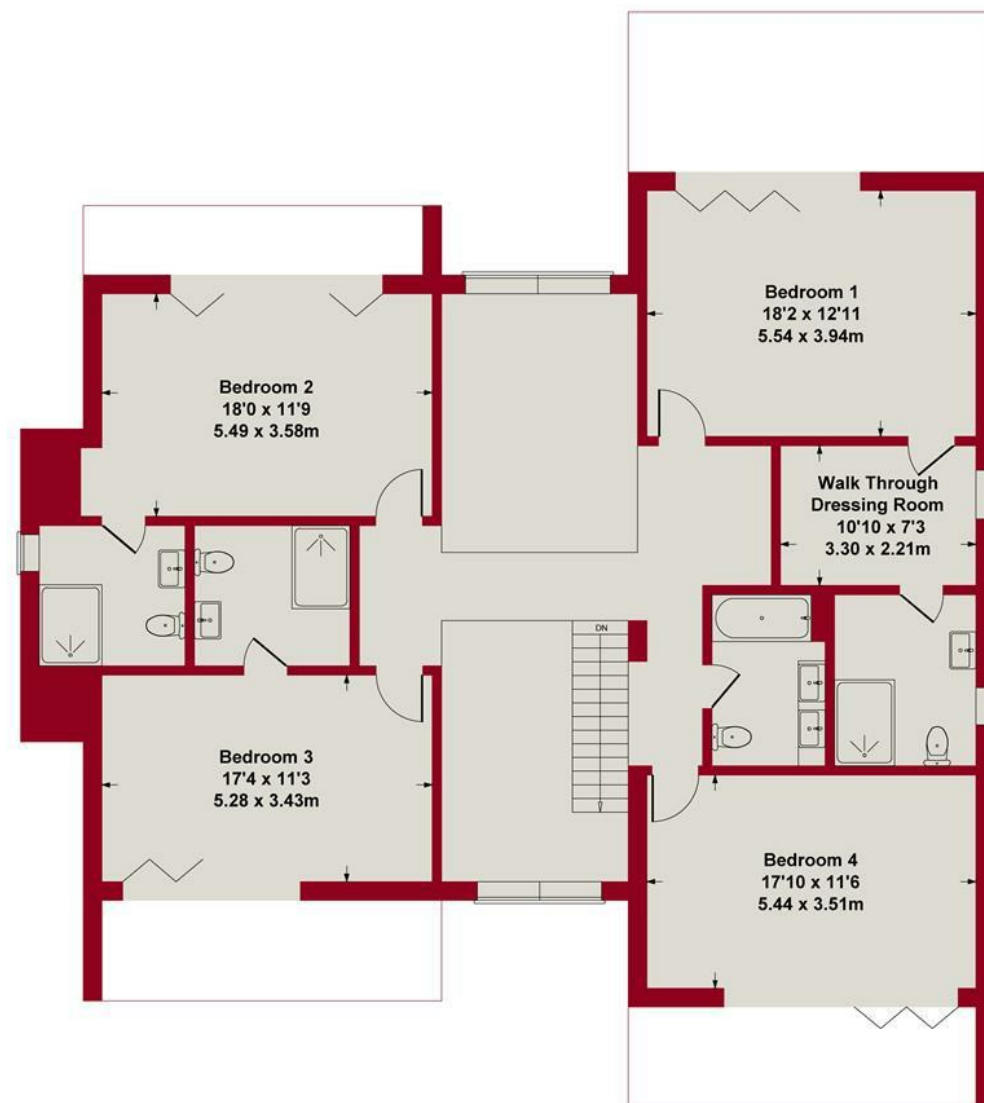
<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

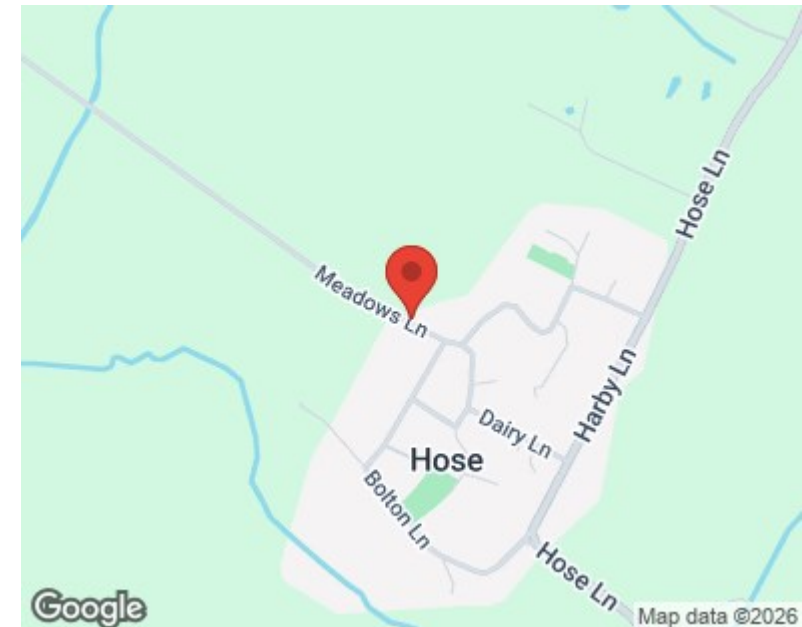
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	88
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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