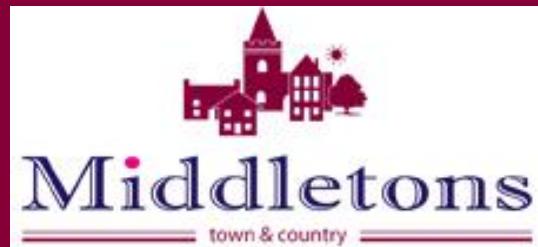




**HARBY LANE, HOSE**



**Asking Price Of £600,000**

**Five Bedrooms**

**Freehold**

**DETACHED HOUSE**

**ANNEX/WORKSHOP**

**GARAGE AND DRIVEWAY**

**GENROUS GARDENS**

**COUNTRYSIDE VIEWS**

**SPACIOUS ACCOMMODATION**

**VILLAGE LOCATION**

**GOOD COMMUTER LINKS**

**COUNCIL TAX BAND F**

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With open views, this spacious five-bedroom detached family home occupies a generous plot and includes the added benefit of a substantial annex in the rear garden. It is situated in the village of Hose, within the Vale of Belvoir. The village offers a highly regarded primary school, public house, Post Office/shop, hairdressers and village hall. Good commuter links to Nottingham, Newark and Grantham.

The accommodation on offer comprises, porch, breakfast kitchen with open-plan dining room, utility room, conservatory, lounge, and an office/family room to the ground floor. Five bedrooms, one ensuite bathroom and a family bathroom to the first floor. Outside the property has a generous wrap around plot with ample off road parking, garage and a generous annex currently used as a games and TV lounge room.

**KITCHEN/BREAKFAST ROOM** 17' 4" x 11' 5" (5.29m x 3.49m) Fitted with a contemporary range of wall, base and drawer units topped with return quartz work surfaces, under mount double sink with instant boiling hot tap with filter. Integrated dishwasher, range style cooker with extractor hood over, breakfast bar with integrated wine chiller. The breakfast area (2.29m x 3.56m) has three windows allowing plenty of natural light, inset LED lighting, Kardean herringbone oak effect flooring continuing through to the dining room and door through to the boot room.

**UTILITY ROOM** 7' 6" x 5' 3" (2.31m x 1.62m) Quartz worksurface with space and plumbing for both a washing machine and tumble dryer.

**BOOT ROOM** 11' 5" x 10' 9" (3.49m x 3.3m) This spacious boot room has a window to the front aspect, oil central heating boiler, Kardean herringbone oak effect flooring and external door to the side aspect.

**DINING ROOM** 15' 0" x 12' 6" (4.58m x 3.83m) Open plan to the kitchen and having a window to the front aspect, radiator, ample room for a large dining table and chairs and French doors to the conservatory.

**CONSERVATORY** A great space to enjoy all the year round having French doors to the garden, herringbone wood flooring, radiator and power sockets.

**OFFICE/FAMILY ROOM** 16' 6" x 10' 4" (5.03m x 3.17m) Currently used as a bedroom this room could lend itself to a multitude of different uses. Having windows to the side and rear aspects, radiator and carpet flooring.

**INNER HALLWAY** Having stairs rising to the first floor landing, Kardean herringbone oak effect flooring, access to the cloakroom and doors to the lounge, family room/office and the rear porch.

**REAR PORCH** UPVC double glazed porch with an external door to the rear garden.

**CLOAKROOM** Comprising of a low flush WC and vanity unit wash hand basin.

**LOUNGE** 12' 11" x 17' 5" (3.94m x 5.31m) Nicely proportioned reception room having a window to the side and French doors opening onto the rear garden, radiator, inset log burning stove and carpet flooring.

**LANDING** Taking the stairs to the first floor landing having a window to the front aspect, loft hatch, carpet flooring and doors off to;

**BEDROOM ONE** 15' 0" x 10' 9" (4.58m x 3.3m) Having dual aspect windows making the most of the open countryside views, radiator, fitted wardrobes and carpet flooring.

**ENSUITE BATHROOM** 11' 9" x 5' 2" (3.6m x 1.6m) Comprising of a double ended panel bath with shower attachment, low flush WC and a pedestal wash hand basin. Window with fitted blind, radiator and painted floorboards.

**BEDROOM TWO** Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 15' 0" x 10' 9" (4.58m x 3.3m) Having a window to the front aspect with views of the countryside, radiator, built-in storage cupboard and carpet flooring.

**BEDROOM FOUR** 11' 5" x 10' 1" (3.49m x 3.09m) Having a window to the front aspect with views of the countryside, radiator and carpet flooring.

**BEDROOM FIVE** 9' 8" x 10' 4" (2.97m x 3.17m) Having a window to the rear aspect, radiator and carpet flooring.

**BATHROOM** Having a panel bath with shower riser over and glazed shower screen, pedestal wash hand basin and a low flush WC. Window to the front aspect, radiator and vinyl flooring.

**FRONT ASPECT** Having an extensive block paved drive providing ample off road parking for several vehicles and continuing to the side and around to the rear of the property. Gated access to a lawned area bordered with mature hedging and a decked seating area adjacent to the conservatory and lounge.

**GARAGE** Having a remote roller door, power and lighting with a personnel door to the workshop/bar.

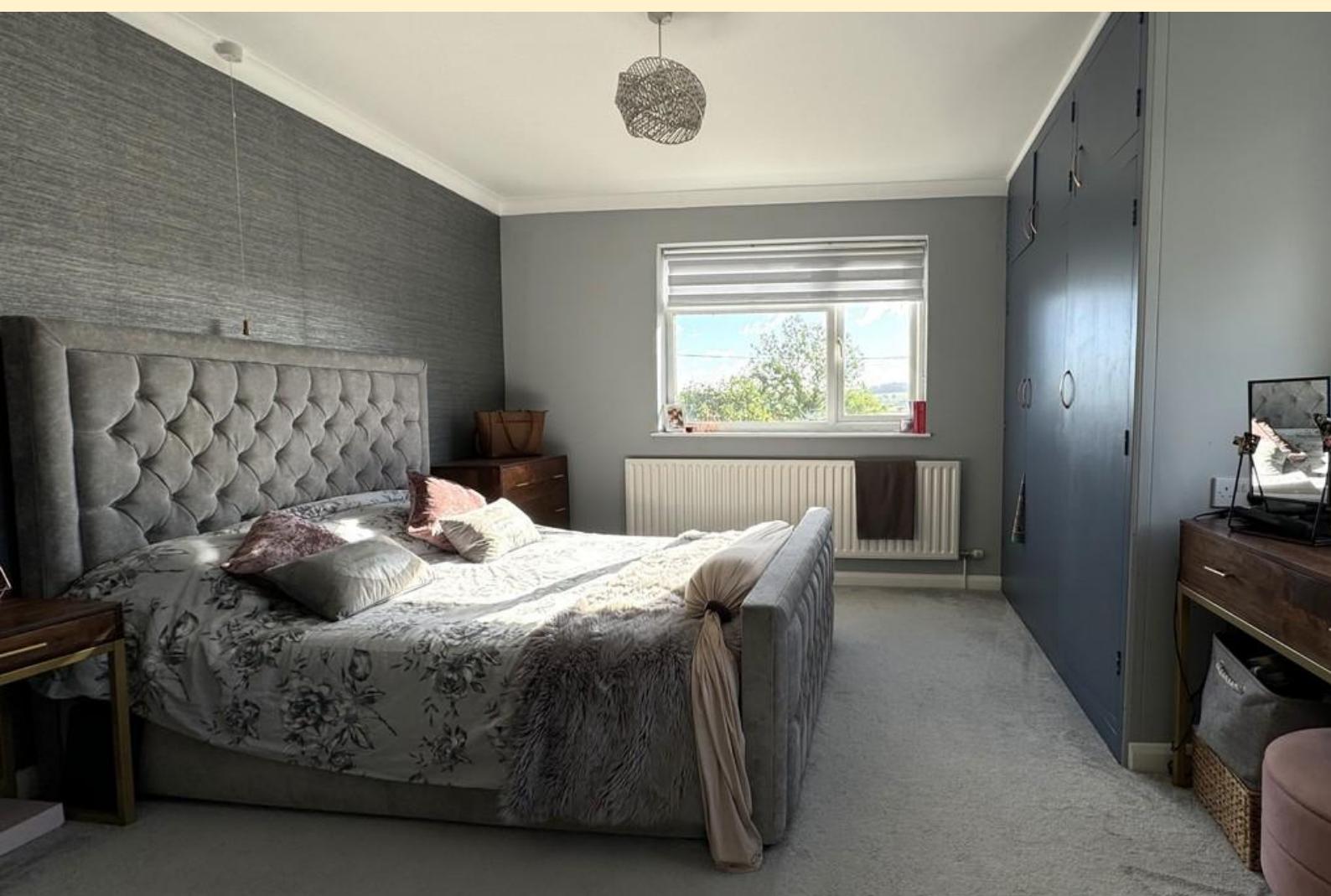
**ANNEX/WORK SHOP** 50' 8" x 15' 0" (15.46m x 4.58m) This fantastic space which is fully insulated and has power, lighting and water connected and offers an array of possible uses. Currently used as a bar, games and gym space aided with sky super fast broadband.

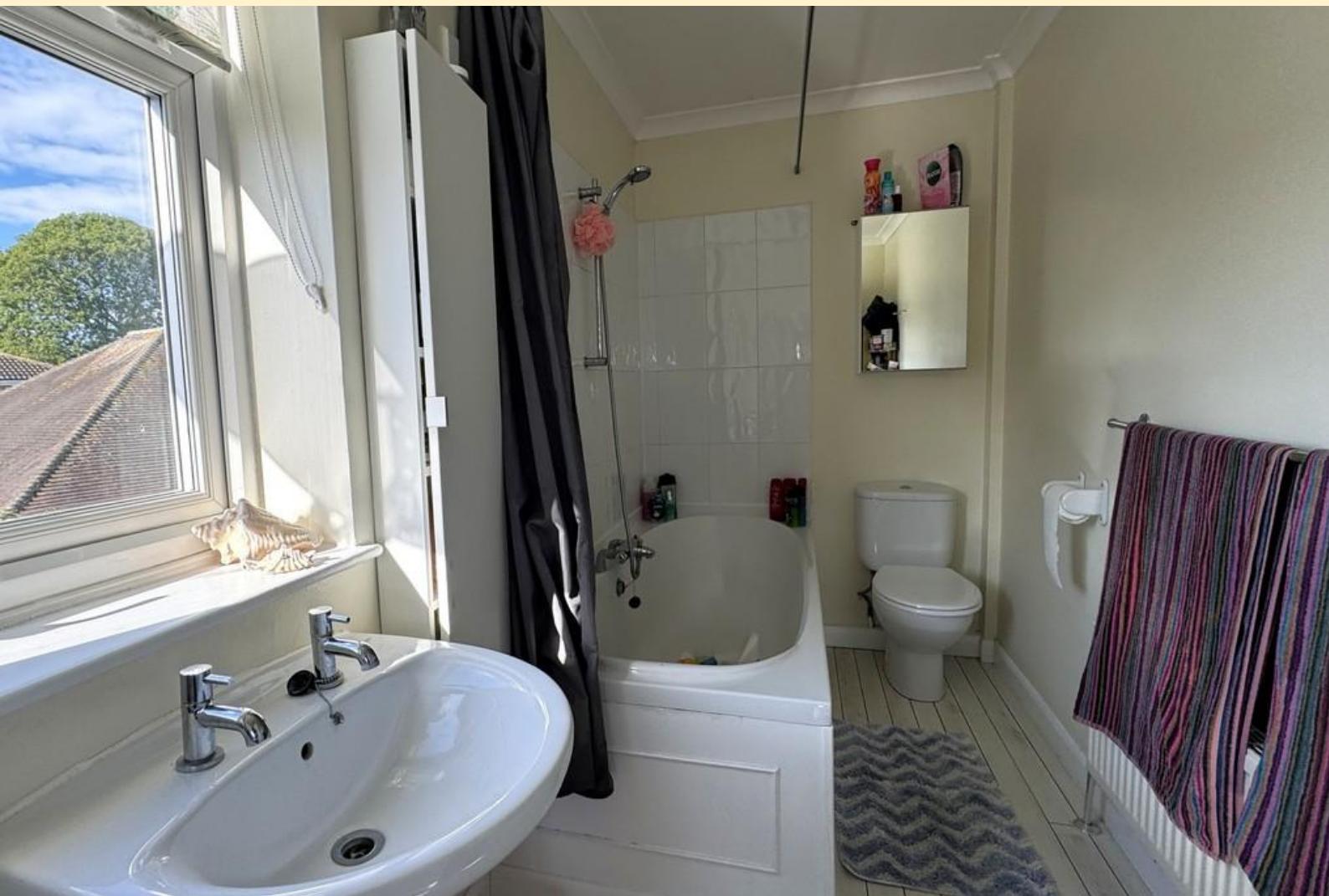
**GARDENS** The generous and private rear garden is mainly laid to lawn with gravelled seating area, paved patio seating area, sun house and arbour. The boundary has a mixture of mature hedging and wood panel fencing.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

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Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	73 C
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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