



4 Spinney Close, Hose, Leicestershire, LE14
4JH

£625,000

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 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- New Build Contemporary Home
- Open Plan Living Kitchen
- Two Ensuites & Main Bath
- Garage & Generous Driveway
- Well Regarded Vale of Belvoir Village
- Three / Four Bedrooms
- Two Main Receptions
- Ground Floor Cloaks & Utility
- Southerly Rear Aspect
- Available Now

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 17 (Spinney Close) - Is a well thought out contemporary home, offering in the region of 1,855 sqft of floor area. Located on an enviable corner plot, with a considerable level of off road parking and detached garage. The property offers versatile living ,with two main receptions, spacious open plan living kitchen, with part vaulted ceiling and utility off, ground floor cloakroom, with initial cloaks area. The ground floor accommodation leads off an impressive initial entrance hall with galleried landing above and in turn three double bedrooms, (with potential for a fourth ground floor bedroom) two with ensuite and separate main bathroom. To the rear there is a southerly facing garden.

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.

A DOUBLE GLAZED ENTRANCE DOOR AND SIDE LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

14'9" x 8'3" (4.50m x 2.51m)

A well proportioned, light and airy space with a fantastic full height ceiling flooded with light having double glazed windows to the front and rear, the focal point being an attractive, contemporary staircase with glass balustrade rising to a first floor galleried landing above. Further doors lead to:

STUDY / BEDROOM 4

15'5" x 12'11" (4.70m x 3.94m)

A further well proportioned reception with potential as a ground floor fourth bedroom. Offering dual aspect, with double glazed window to the front and side, deep skirtings and central ceiling light point

GROUND FLOOR CLOAK ROOM

11'8" max x 4'6" (3.56m max x 1.37m)

A well proportioned space cleverly designed to provide initial walk through cloaks hanging area which leads into a main cloak room having two piece RNK Ceramics suite comprising close coupled WC and pedestal washbasin with chrome mixer tap, tiled splash backs and double glazed window.

LOUNGE

17'8" x 15'4" (5.38m x 4.67m)

A light and airy dual aspect reception having contemporary flush mounted fireplace, deep skirtings and architrave, inset downlighters to the ceiling, double glazed window to the rear and bifold doors leading out onto the patio.

L SHAPED OPEN PLAN LIVING/DINING KITCHEN

24'10" max x 15'10" max (7.57m max x 4.83m max)

A superb, well proportioned, open plan L shaped space benefitting from windows to three elevations including bifold doors to the south westerly side flooding this area with light. The initial reception space provides a well proportioned area large enough to accommodate both living and dining and opens out into the kitchen, having attractive vaulted ceiling with inset downlighter. The kitchen is well appointed with a generous range of contemporary units having inset sink unit with matt black articulated mixer tap, integrated appliances including Siemens fan assisted oven and combination microwave, induction hob, fridge, freezer and dishwasher and an island unit providing a breakfast bar area ideal for informal dining.

From the kitchen a further door leads through into:

UTILITY ROOM

8' x 7'2" (2.44m x 2.18m)

Having fitted wall and base units complementing the main kitchen, preparation surface with inset sink unit, vaulted ceiling with inset downlighters. larder unit with also houses the Vaillant gas central heating boiler, double glazed window to the side and courtesy door at the rear.

RETURNING TO THE INITIAL ENTRANCE HALL AN ATTRACTIVE STAIRCASE WITH GLASS BALUSTRADE AND OAK HAND RAIL RISES TO:

FIRST FLOOR LANDING

A light and airy space benefitting from a dual aspect, having a good level of storage with large built in airing cupboard which also houses the pressurised hot water system.

In turn, further doors lead to:

BEDROOM 1

14'10" x 12'10" (4.52m x 3.91m)

Having double glazed windows to two elevations, deep skirtings and architrave, central heating radiator and further door into:

ENSUITE SHOWER ROOM

8'7" x 4'7" (2.62m x 1.40m)

Having a contemporary suite comprising double length shower enclosure with chrome wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and pedestal washbasin both by RNK Ceramics, contemporary towel radiator and double glazed window.

BEDROOM 2

14'11" x 12'10" (4.55m x 3.91m)

A well proportioned double bedroom benefitting from a dual aspect having double glazed windows to the front and rear, deep skirtings and central heating radiator.

BEDROOM 3

11' x 10'10" (3.35m x 3.30m)

Having initial walk through dressing area which measures 5'2" x 4'7" and in turn leads through into the main double bedroom having double glazed window to the front, deep skirtings, central heating radiator and further door leading through into:

ENSUITE SHOWER ROOM

7'7" x 3'11" (2.31m x 1.19m)

Having suite comprising double width shower enclosure with chrome wall mounted shower mixer with both independent handset and rainwater rose over, closed coupled WC and pedestal washbasin, contemporary tiled splash backs, chrome towel radiator and double glazed window.

FAMILY BATHROOM

8'6" x 6'7" (2.59m x 2.01m)

Having a three piece suite comprising panelled bath with chrome mixer tap, close coupled WC and pedestal washbasin, chrome towel radiator, inset downlighters to the ceiling and double glazed window to the side.

EXTERIOR

The property occupies a delightful plot tucked away in the corner of the close, benefitting from a southerly rear aspect as well as a generous block set frontage which provides a considerable level of off road parking and, in turn, leads to a detached brick and pantiled garage. A timber courtesy gate gives access into a rear garden having a generous south westerly facing terrace and will be mainly laid to lawn and enclosed by post and rail fencing and hedging.

GARAGE

19'2" deep x 14'4" (5.84m deep x 4.37m)

Having sectional up and over door, power and light, open truss roof and courtesy door to the side.

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>

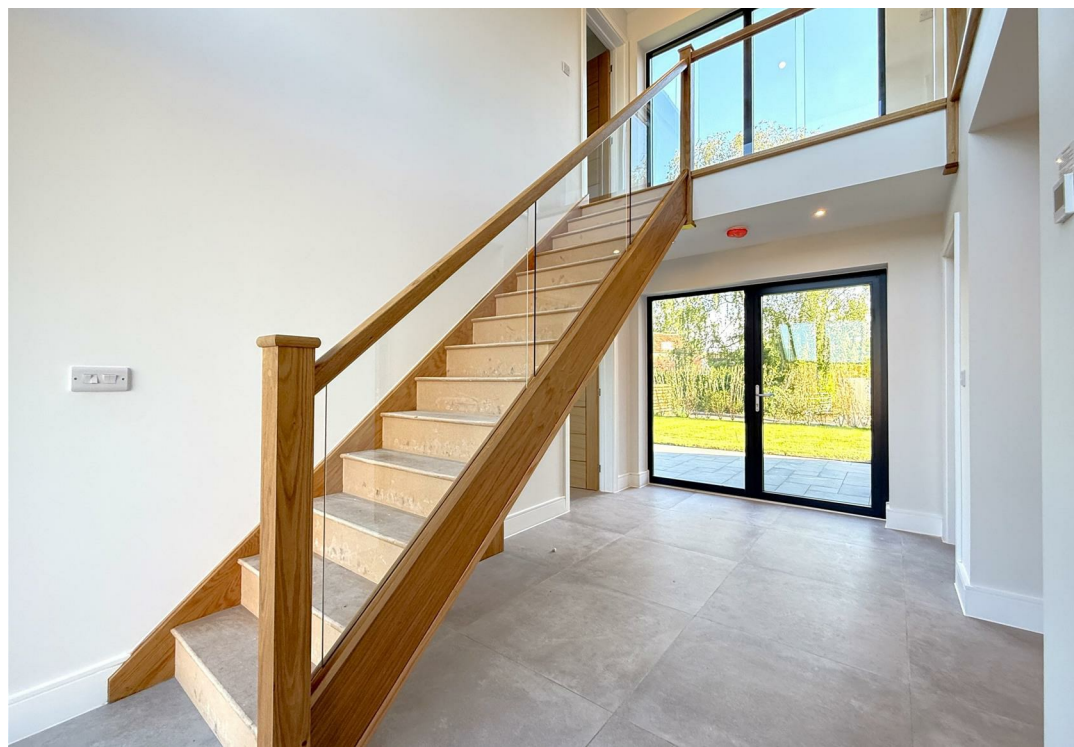
School Ofsted reports:-

<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	91
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.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



RICS



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