



BOLTON LANE, HOSE

£535,000

Two Bedrooms

Freehold



DETACHED BUNGALOW

TWO/THREE BEDROOMS

WRAP AROUND GARDENS

VILLAGE WITH AMENITIES

GARAGE AND DRIVEWAY

BEAUTIFULLY APPOINTED THROUGHOUT

ENSUITE SHOWER ROOM

GOOD COMMUTER LINKS

COUNCIL TAX BAND C

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Beautifully appointed two/three bedroom detached bungalow 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.

The accommodation on offer comprises, spacious entrance hall, double aspect lounge, dining room/bedroom, breakfast kitchen, two bedrooms, one ensuite and a family bathroom. Outside the property benefits from a sweeping drive providing ample off road parking, single garage and wrap around gardens.



ENTRANCE HALL UPVC glazed door and side panel into the spacious entrance hall with solid oak wood flooring, wall mounted oak wood coat and hat rack, radiator and oak doors off to;

LOUNGE 14' 3" x 19' 8" (4.36m x 6m) Nicely proportioned room enjoying plenty of natural light from the dual aspect windows and french doors, vaulted ceiling with exposed oak beams, Portway log burner with slate hearth and exposed brick wall, wood panels to some walls, central contemporary designer light fitting and laminate wood flooring.

KITCHEN/BREAKFAST ROOM 10' 11" x 13' 10" (3.35m x 4.24m) Fitted with a range of wall, base and drawer units, square edge work surfaces, stainless steel sink and drainer unit with mixer tap over, space and plumbing for a washing machine, range cooker with a five ring gas hob and extractor hood over and intergraded fridge freezer. Bay window over looking the rear garden, radiator and tiled flooring.

DINING ROOM/BEDROOM 16' 7" x 13' 5" (5.06m x 4.11m) Having a bay window to the front aspect with beautiful views of the open countryside, radiator, exposed brick and oak beam feature fireplace with a log burner on a slate hearth, wall lights and laminate wood flooring.

MASTER BEDROOM 12' 6" x 12' 5" (3.83m x 3.80m) Having a window to the front aspect enjoying the open views, radiator and carpet flooring.

ENSUITE 7' 11" x 13' 5" (2.42m x 4.09m) Having a large walk-in shower cubicle with fixed waterfall shower head and shower riser, his and hers vanity wash hand basins, low flush WC. Obscure glazed window, radiator, inset spotlights, wood panels to the walls, tiled splash areas and flooring.

BEDROOM TWO 12' 5" x 10' 5" (3.8m x 3.19m) Having a window to the rear aspect, radiator and carpet flooring.

BATHROOM 7' 11" x 6' 7" (2.42m x 2.03m) Comprising of a roll top, free standing bath tub with shower attachment, vanity unit wash hand basin and close coupled WC and a heated towel rail. Obscure glazed window, tiled flooring and splash areas.

FRONT GARDEN Generous, gated gravel driveway leading to the garage providing ample off road parking, formal lawn with established shrubs extending around the side of the bungalow where there is a log store and a paved seating area, established rose bushes and gated access to the patio area. Wood panel fencing to the front boundary with five bar gate and single gate with paved pathway to the bungalow.

GARAGE Having an up and over door, power and light connected. Please note the garage is not full size and for storage only.

REAR GARDEN Having a paved patio with raised beds to the boundary, garden shed 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.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
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THE PROPERTY OMBUDSMAN
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.