



Plot 16, 2 Spinney Close, Hose, Leicestershire,
LE14 4JH

£545,000
Tel: 01949 836678

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

- New Build Contemporary Home
- Dual Aspect Main Reception
- Two Ensuities & Main Bath
- Ground Floor Cloaks & Utility
- Available Now
- Three Double Bedrooms
- Open Plan Living Kitchen
- Southerly Rear Aspect
- Garage & Double Width Drive
- Well regarded Vale of Belvoir Village

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 16 (Spinney Close) - Is a well thought out contemporary home, offering in the region of 1677 sqft of floor area. Comprising dual aspect sitting room, spacious dining kitchen with utility off, impressive initial entrance hall with ground floor cloakroom and from a first floor galleried landing, three double bedrooms, boasting three bath / shower rooms. In addition there is a double width driveway and integral garage and 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 CONTEMPORARY ENTRANCE DOOR WITH GLAZED SIDE LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

14'7" x 7'5" (4.45m x 2.26m)

A fantastic space having high vaulted ceiling and double glazed windows to front and rear elevations, single French door and glazed side light leading into the rear garden. The focal point to the room is an attractive contemporary turning staircase rising to a galleried landing above. The room having deep skirtings and architraves and further doors leading to:

LOUNGE

14'7" x 14'6" (4.45m x 4.42m)

A well proportioned light and airy space benefitting from a south to westerly rear aspect having double glazed windows to the front and bifold doors at the rear. In addition the room having inset downlighters to the ceiling and deep skirtings.

GROUND FLOOR CLOAK ROOM

6' x 5'1" (1.83m x 1.55m)

Having a two piece contemporary suite comprising close coupled WC and pedestal washbasin, deep skirtings and inset downlighters to the ceiling.

OPEN PLAN DINING/LIVING KITCHEN

19'6" x 14'9" (5.94m x 4.50m)

A well proportioned room benefitting from a dual aspect having full height double glazed window to the rear and bifold doors to the south westerly side leading out onto the rear patio. The initial kitchen area is tastefully appointed with a generous range of contemporary units and complementing central island unit providing an excellent working area, having sink unit with matt black articulated mixer tap, integrated appliances including Siemens fan assisted oven with combination microwave, electric induction hob with central down draft extractor, fridge, freezer and dishwasher. The kitchen area in turn opens out into a well proportioned, light and airy living space with dual aspect, inset downlighters to the ceiling and deep skirtings. A further door leads through into:

UTILITY ROOM

9'5" x 5'10" (2.87m x 1.78m)

Fitted with a range of units complementing the main kitchen providing an excellent level of storage having plumbing for washing machine, space for tumble dryer, work surface with inset sink and drain unit with matt black mixer tap, inset downlighters to the ceiling and double glazed exterior door.

RETURNING TO THE INITIAL ENTRANCE HALL A TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

An impressive galleried landing benefitting from a dual aspect flooding this room with light having useful alcove, central heating radiator, deep skirtings and architrave and further doors leading to:

BEDROOM 1

15'1" x 13'11" (4.60m x 4.24m)

A well proportioned double bedroom benefitting from ensuite facilities and a dual aspect with double glazed windows to the rear and side, having deep skirtings and architrave, central heating radiator and further door leading through into:

ENSUITE SHOWER ROOM

8'3" x 5' (2.51m x 1.52m)

Having a contemporary three piece suite comprising double width shower enclosure with wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and pedestal washbasin, contemporary towel radiator and double glazed window to the side.

BEDROOM 2

15'2" x 15' (4.62m x 4.57m)

A well proportioned double bedroom also benefitting from ensuite facilities having deep skirtings and architrave, central heating radiator, double glazed window to the front and side and a further door leading through into:

ENSUITE SHOWER ROOM

9'5" x 4'10" (2.87m x 1.47m)

Having a contemporary suite comprising double width shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and pedestal washbasin, deep skirtings, contemporary towel radiator and double glazed window to the side.

BEDROOM 3

14'11" x 14'9" (4.55m x 4.50m)

A further double bedroom benefiting from double glazed windows to the front and rear, deep skirtings and architrave and central heating radiator.

FAMILY BATHROOM

10'4" max x 7'6" max (3.15m max x 2.29m max)

An L shaped room with contemporary suite comprising panelled bath with glass shower screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and pedestal washbasin, contemporary towel radiator, inset downlighters to the ceiling and double glazed window.

EXTERIOR

The property is set back behind an open plan frontage with block set driveway providing off road car standing and, in turn, leads to the integral garage. A timber courtesy gate at the side gives access into a south to westerly facing rear garden which will be mainly laid to lawn and enclosed by panelled fencing and hedging with large paved terrace linking back into the living area of the kitchen and the sitting room.

GARAGE

19'7" x 15'3" (5.97m x 4.65m)

Having sectional up and over door, power and light and also housing gas central heating boiler and electrical consumer unit.

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:-

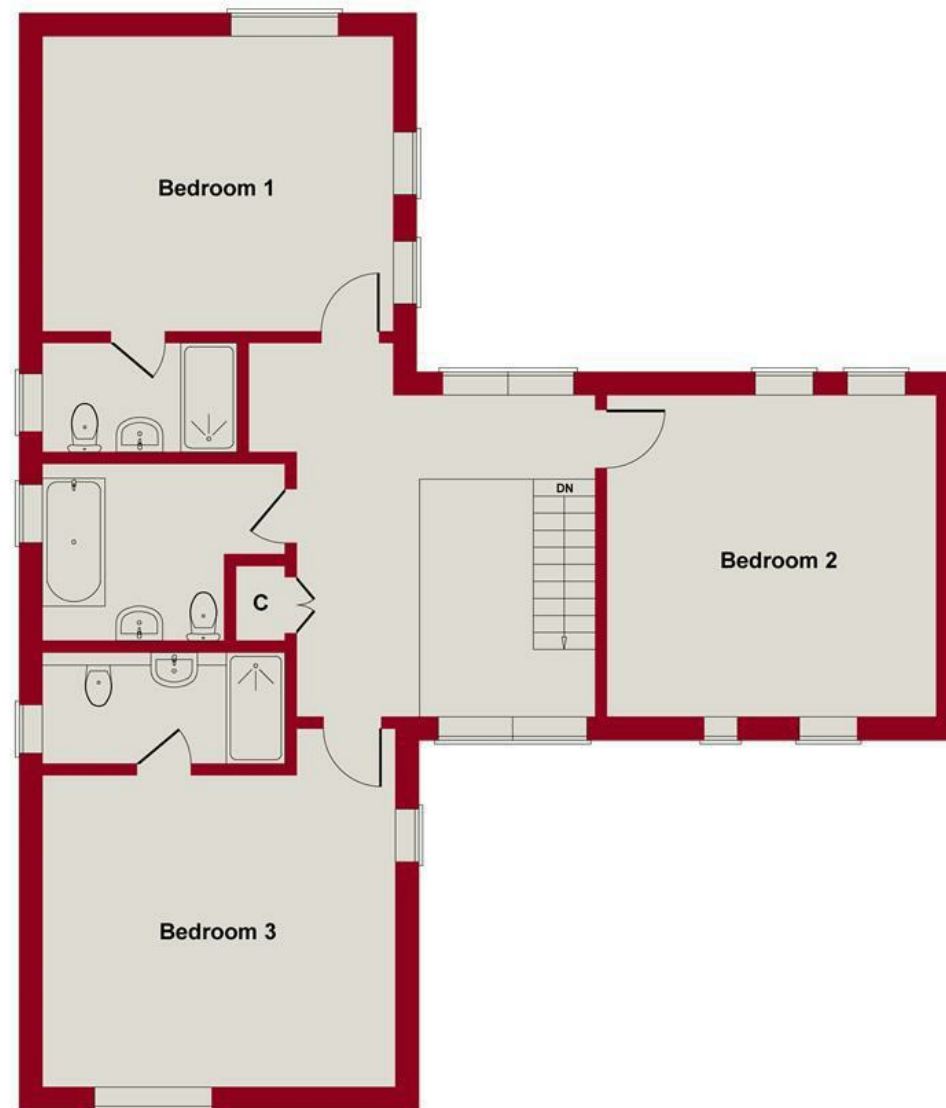
<https://www.gov.uk/search-register-planning-decisions>







GROUND FLOOR



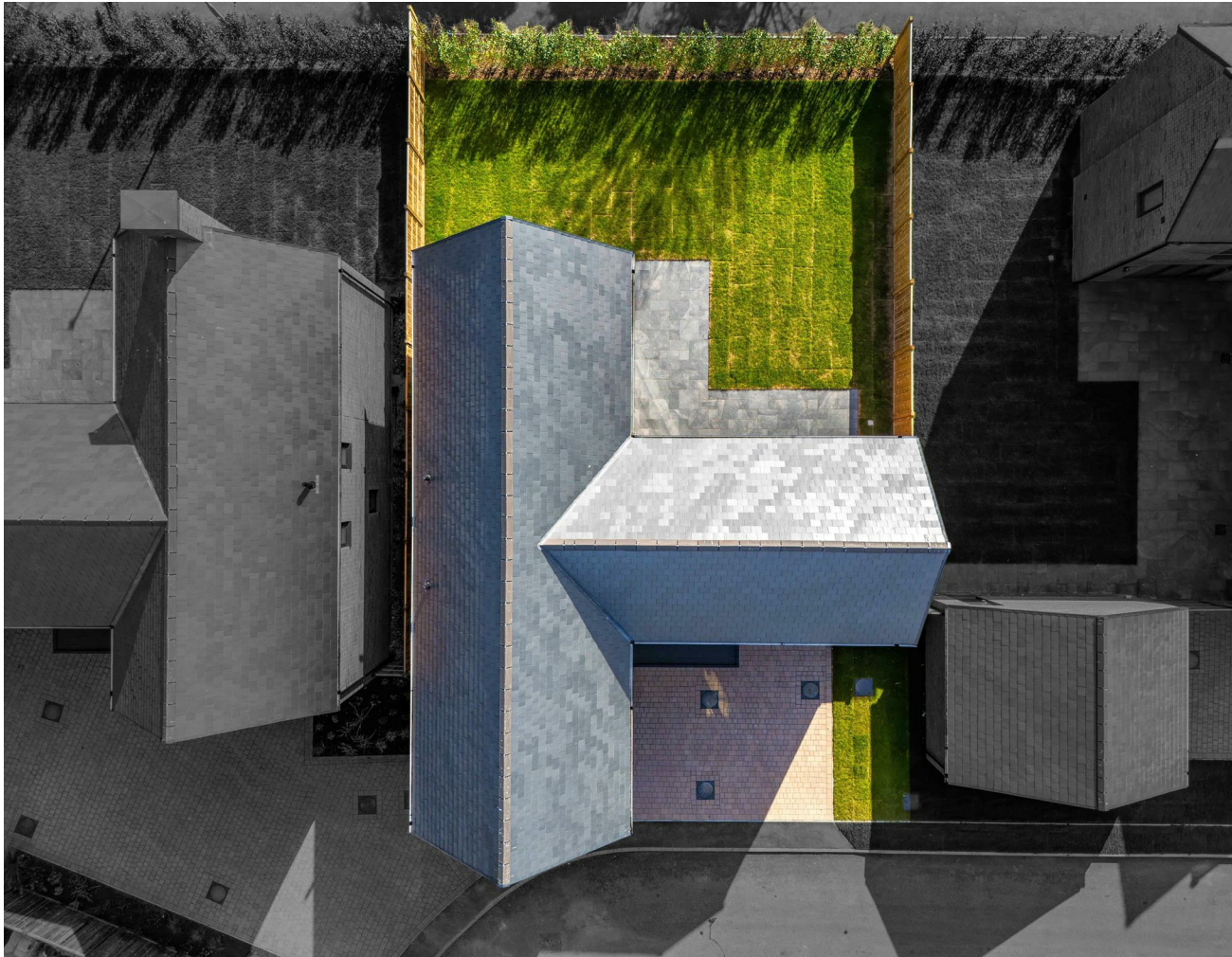
FIRST FLOOR

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		91
(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		
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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