

HoldenCopley

PREPARE TO BE MOVED

Clawson Lane, Hickling, Leicestershire LE14 3AB

Guide Price £400,000 - £425,000

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PREPARE TO BE IMPRESSED...

With this beautiful detached cottage as it offers the perfect mix of new and original features throughout including exposed beams on the ceiling, Oak flooring, exposed brick walls and more whilst occupying a generous sized plot - perfect for a range of buyers. This property benefits from being recently re-decorated throughout and is ready for you to move straight into. Situated in an unspoilt rural Conservation village on the edge of the Vale of Belvoir, this property is located within commuting distance to Nottingham, Melton Mowbray and other neighbouring villages as well as being within close proximity to various local amenities, public houses and excellent transport links. To the ground floor is an entrance hall, two reception rooms and a contemporary kitchen. The first floor offers two double bedrooms serviced by a bathroom suite. Outside to the front is ample on-street parking with access into the single garage along with a cottage walled garden.

MUST BE VIEWED





- Detached Cottage
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen With New Worktops
- New & Original Features Throughout
- Brand New Roof
- New Double Glazed Casement Windows To The Front Elevation
- South-Facing Enclosed Walled Cottage Garden
- Garage
- Popular Location





GROUND FLOOR

Porch

Upon entry there is an original porch area with exposed beams, quarry tiled flooring, a double glazed obscure window and a digital entry door system

Reception Hall

8'3" x 3'1" (2.53 x 0.94)

The reception hall has oak flooring and skirting boards, a radiator, a practical storage cupboard with double doors, wall lights, exposed beams, a double glazed casement window to the front elevation and a single door providing access into the accommodation

Dining Room

13'4" x 12'2" (4.07 x 3.72)

The dining room has oak flooring and skirting boards, a recessed cupboard with traditional wooden doors, double glazed window to rear, a double glazed casement window to front.

Kitchen

14'9" x 7'7" (4.51 x 2.32)

The kitchen is fitted with NEFF appliances, a Rangemaster sink, traditional wooden work surface with Travertine natural stone tiles, hand-painted oak kitchen units in Old White by Farrow & Ball, a radiator, oak-effect flooring, a double glazed casement window to the front elevation and a single UPVC door to access the rear garden

Living Room

14'4" x 12'7" (4.39 x 3.85)

The living room has oak flooring and skirting boards, exposed brickwork with a real coal fire present, a TV point, a double glazed patio door, a double glazed casement window to the front elevation, exposed beams on the ceiling, a radiator, oak wooden cupboard housing electrical fuse box and full security camera system

FIRST FLOOR

Landing

7'1" x 5'3" (2.16 x 1.62)

Original stairs leading from the dining room to the landing which benefits from a double glazed casement window to the front elevation and wrought iron features on staircase

Bedroom One

13'6" x 12'4" (4.12 x 3.78)

The main double bedroom has spacious fitted wardrobes and cupboards, a TV point, rear facing double glazed window, a double glazed casement window to the front elevation and chrome spotlights

Bedroom Two

12'7" x 7'9" (3.84 x 2.37)

This double bedroom has a rear double-glazed window, a double glazed casement window to the front elevation, carpeted flooring, a radiator, an original cottage style door and chrome spotlights

Bathroom

6'10" x 6'9" (2.09 x 2.07)

The RAK bathroom suite comprising of sink, pedestal, and toilet. Large modern bath with overhead chrome shower, cream porcelain tiles, chrome spotlights, double glazed obscure glazing window, a column radiator, access to the loft and original cottage style door

OUTSIDE

Front

To the front of the property is ample on-street parking along with access into the garage

Garage

Spacious single garage benefitting from both plumbing and electrical points internally, boarded loft space, combi boiler, double glazed obscure window and original cottage style door leading into the rear garden

Rear

To the rear of the property is a semi-enclosed patio area with quarry tiled flooring and exposed beams leading onto a further good-sized patio area with wooden Pergola, rear exterior lights, security cameras, electrical points and a raised wall leading to a generous sized turf area and a border with an abundance of mature trees and shrubs, enclosed in a walled cottage garden.

Side

Side entrance through a large wooden gate with wrought iron feature

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 80Mbps and Upload Speed 20Mbps

Phone Signal – Some coverage of 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

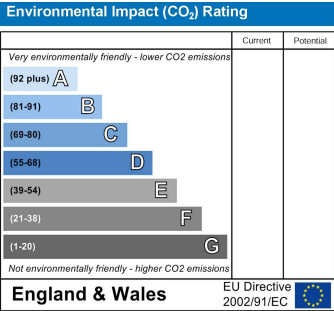
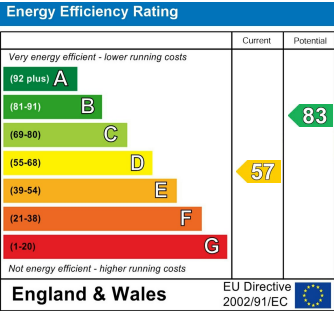
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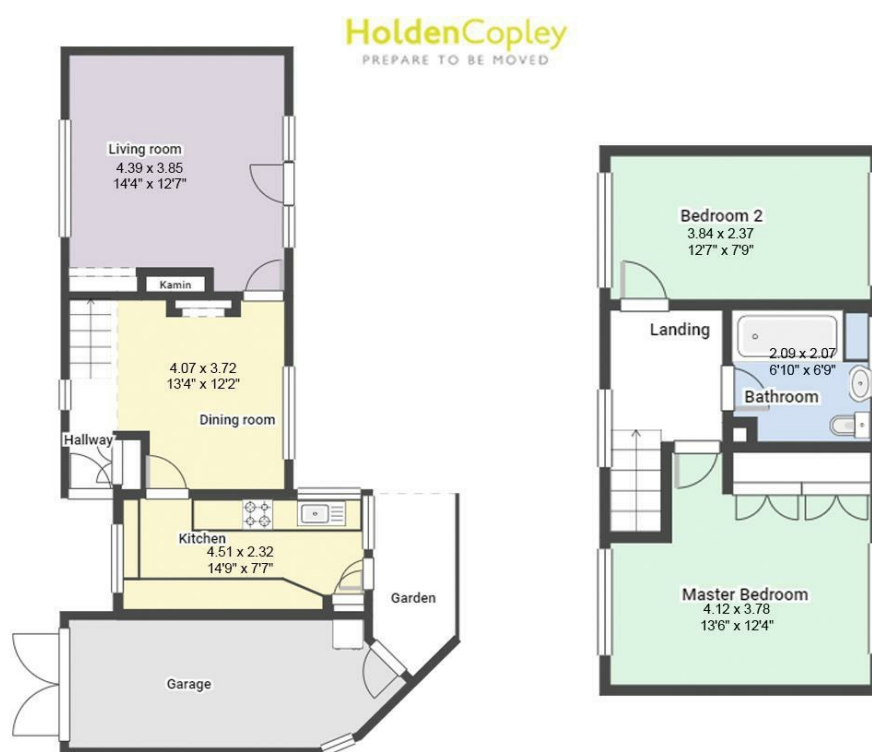
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LOCATION

Hickling is a small farming village, bordering the Vale of Belvoir. The thriving village community includes such things as the Grantham Canal, Old Wharf Tearooms, The Plough Inn, Village Hall and The Parish Church. The sought after village boasts a wealth of amenities in towns such as Bingham, Melton Mowbray and West Bridgford. The area flaunts it's great achieving schools such as Kinoulton Primary School and has a highly popular day nursery, Hickling Pre School. The village lies within South Wolds catchment with bus services to independent schooling at Loughborough, Nottingham High Schools, Trent and Ratcliffe College. The vibrant centres of Nottingham and Leicester can be accessed from the rural village which offers convenient access to the A46, A1 and M1 Motorway Networks, The Kings Cross rail service and East Midlands Airport. The rural community feel throughout the village is heart-warming, making families feel safe.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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