

SUPERIOR HOMES

ROYSTON & LUND



Lea Cottage Melton Road

Hickling Pastures | LE14 3QG

Offers In Excess Of £725,000

Royston and Lund are delighted to offer to the market this three/four bedroom detached family home in Hickling Pastures. The property itself has been immaculately presented and modernised throughout, with a flowing open plan feel to the ground floor and a range of high quality fixtures and fittings.

The property has previously had planning permission granted for a single story dwelling to be added in the grounds of the property.

In brief the ground floor consists of a generous size dining room with front aspect bay window letting in lots of natural light which then opens up into the living room which then further more grants access to the rear of the property via French doors. The generous kitchen contains integrated appliances including an oven, a hob and extractor fan with room to add freestanding appliances, The kitchen area also provides access to a conservatory room perfect for relaxation. Finishing off the ground floor there is a far larger than average sized utility/boot room and downstairs WC for added convenience, as well as a further sitting room

To the first floor there are four well proportioned double bedrooms, the main bedroom is an ample size and has the benefit on an en-suite shower room. The remaining bedrooms share an impressive five piece suite bathroom consisting of separate bath and shower along with wash basin, WC and bidet.

Facing the property, there are gates to the front making the property slightly set back from the road. To the side aspect of the property there is impressive driveway wrapping around to the rear, making parking easy to due to a generous space and also having the convenience of large wooden double carport for covered parking. The rear of the property has outdoor seating, perfect for the summer months and the lawn space stretches back roughly giving you circa 0.5 acre of land.

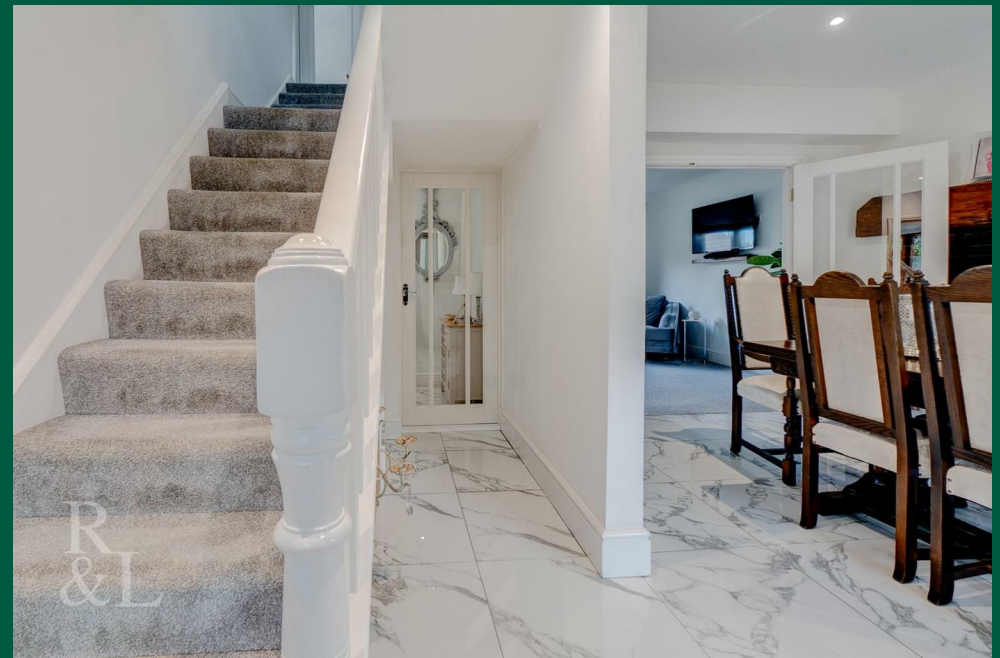




- Four Bedrooms
- Ample Off Street Parking
- Integrated Kitchen Appliances
- Countryside
- Ensuite
- Five Piece Suite Bathroom
- Immaculately Presented
- Excellent Transport Links Via A46
- EPC Rating - D
- Freehold - Council Tax Band - F







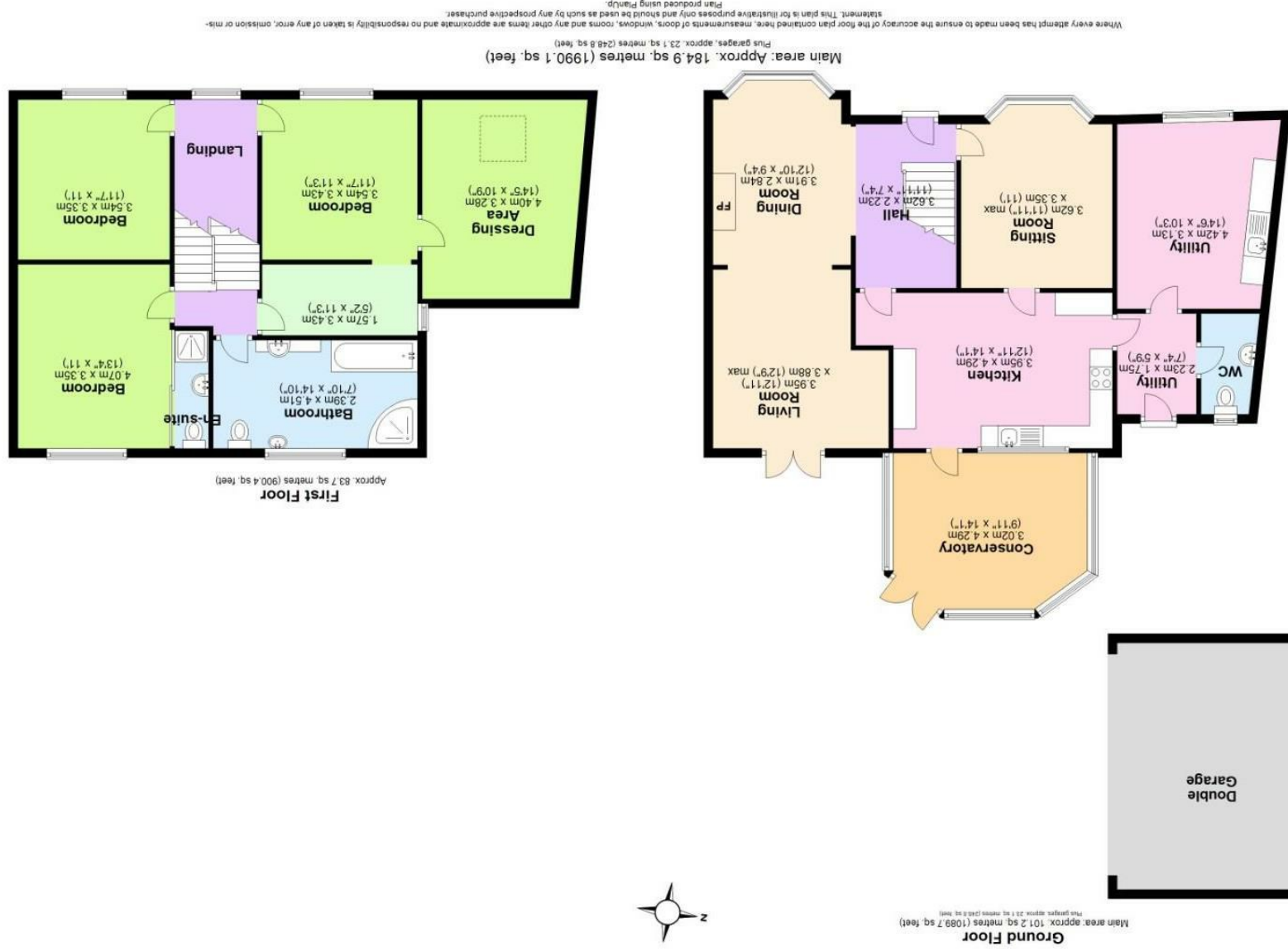




Hickling Pastures is located just off the A46 providing easy access to Nottingham, Leicester, Melton Mowbray, Grantham and Newark with the M1 and East Midlands Airport a short drive away. The village of Hickling offers a village Pub, 'The Plough' as well as 'The Wharf Tea Rooms'. The neighbouring village of Kinoulton benefits from a highly coveted Primary School.



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.



England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
(1-20)	G		(1-20)	G	
(21-38)	F		(21-38)	F	
(39-54)	E		(39-54)	E	
(55-68)	D		(55-68)	D	
(69-80)	C		(69-80)	C	
(81-91)	B		(81-91)	B	
(92 plus)	A		(92 plus)	A	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
Current	Potential		Current	Potential	
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
(1-20)	G		(1-20)	G	
(21-38)	F		(21-38)	F	
(39-54)	E		(39-54)	E	
(55-68)	D		(55-68)	D	
(69-80)	C		(69-80)	C	
(81-91)	B		(81-91)	B	
(92 plus)	A		(92 plus)	A	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
Current	Potential		Current	Potential	

EPC

