Superior Homes

ROYSTON & LUND



Japonica House, Main St

Hickling | LE14 3AQ

Guide Price £850,000



Situated in the sought-after village of Hickling, this remarkable five-bedroom detached family home combines generous proportions with an abundance of character. Arranged over three floors, the property features several reception rooms, three bathrooms, a spectacular open-plan sun room and beautifully established gardens, together with extensive storage, a garage and ample off-road parking.

A welcoming entrance hall provides access to three versatile reception rooms, including an inviting living room and two further spaces ideally suited to formal dining, a home office, playroom or snug. A connecting hallway leads to a convenient ground-floor WC and utility room before opening into the impressive kitchen and dining room.

Generously proportioned and designed for modern family life, the kitchen is fitted with an extensive range of units, plentiful worktop space and a central breakfast bar. Bi-fold doors open onto the garden, while the room flows effortlessly into the magnificent sun room beyond—the true heart of the home.

Filled with natural light, this exceptional living and entertaining space showcases exposed roof timbers, multiple skylights, several sets of bi-fold doors and a freestanding log-burning stove. Its scale and distinctive character create a wonderful setting for relaxing, dining and entertaining throughout the year, with an excellent connection to the surrounding gardens.

The first floor comprises four well-proportioned double bedrooms. The impressive principal bedroom is positioned to the rear and benefits from built-in storage and a private en-suite shower room. The remaining bedrooms are served by a family bathroom. On the second floor, a spacious landing provides an additional seating or study area, leading to the fifth bedroom, a shower room and further useful storage.

For more information: https://reports.sprift.com/property-report/?access_report_id=5709997

Freehold









- Detached
- Five Bedroom
- Beautifully Situated in Hickling
- Recent Renovation & Alterations Made
- Principle Bedroom with En-Suite Shower Room
- Large Sun Room with Wood Burning Stove
- Private Garden with Ample Outside Storage Spaces
- Off Road Parking for Numerous Vehicles
- Council Tax: F // EPC: C
- Freehold
















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Outside, the property enjoys a choice of attractive garden spaces. A private lawn and paved patio extend from the kitchen, providing an ideal setting for outdoor dining while also giving access to several useful stores and the garage. A further side garden features a generous lawn, established borders, mature trees and a secluded seating area.

An extensive driveway completes this exceptional home, providing off-road parking for numerous vehicles.





Hickling is a quintessential British village, protected and unspoilt by its Conservation Area status. Local amenities include a village pub, 'The Plough', along with 'The Old Wharf Tea Rooms', with easy access to the Grantham Canal. Located just off the A606, there is easy access to the A46 and A52 and, in turn, the M1, with Nottingham City Centre and Melton Mowbray town centre within easy commuting distance.







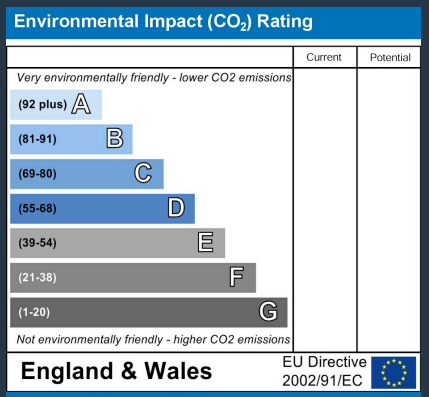
Total area: approx. 340.7 sq. metres (3667.7 sq. feet)

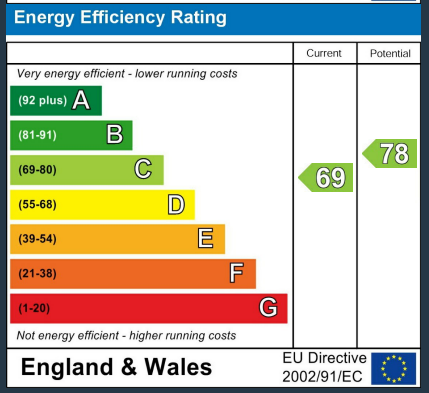
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THE GUILD PROPERTY PROFESSIONALS

EPC





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