



**THRUSSINGTON ROAD, HOBY**

**Asking Price Of £835,000**

**Six Bedrooms**

**Freehold**



**DETACHED FAMILY HOME**

**SIX BEDROOMS**

**GOOD SIZED GARDEN**

**GOOD COMMUTER LINKS**

**GARAGE AND DRIVEWAY**

**FOUR BATH/SHOWER ROOMS**

**LOCAL SCHOOLS NEARBY**

**COUNTRYSIDE VIEWS**

**COUNCIL TAX BAND G**

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An individual six-bedroom detached home enjoying open views across neighbouring fields and positioned within the sought-after village of Hoby in the Wreake Valley. Originally built in the 1950s, the property has been thoughtfully extended over the years and now provides over 3000 sq ft of generous, flexible living space. Hoby offers a charming rural atmosphere while remaining well connected to nearby amenities, schooling and transport links.

The accommodation on offer comprises: entrance porch, cloakroom, hallway, kitchen diner, utility room, office/snug, sitting room and family room to the ground floor. Six bedrooms, three en suite shower rooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage and a large garden.



**PORCH** Part glazed oak door into the porch with a window to the side, radiator and tiled flooring. Doors to the cloakroom and hallway.

**CLOAKROOM** Comprising a low flush WC, wash hand basin, heated towel rail, fully tiled walls and floor.

**HALLWAY** Having a return staircase rising to the first floor, under stairs storage cupboard, radiator, wood flooring and glazed doors off to:

**KITCHEN/DINER** 20' 8" x 17' 9" (6.3m x 5.42m) This generous kitchen diner has ample room for a large dining table along with lounge seating. Fitted with a range of traditional oak-fronted cabinets paired with granite work surfaces and a matching central island, also topped with granite. Integrated appliances include a dishwasher, with dedicated housing for an American-style fridge freezer and space for a range-style cooker with extractor hood above. French doors open directly onto the gardens, allowing natural light to flood the room and providing an effortless connection to the outdoor space. From the kitchen, there is access to the garage as well as a utility room, offering excellent additional storage and functionality.

**UTILITY ROOM** 11' 4" x 8' 1" (3.47m x 2.47m) A great space for storage having plenty of shelving, sink unit and plumbing for a washing machine.

**OFFICE/SNUG** 11' 6" x 11' 3" (3.52m x 3.43m) A flexible space ideal for a home office, cosy snug or children's playroom. The room enjoys a rear-facing window, a radiator for comfort, a TV aerial point and attractive wood flooring.

**SITTING ROOM** 14' 11" x 21' 4" (4.55m x 6.51m) A spacious sitting room featuring a front-facing bay window and an additional rear window, allowing natural light to fill the space throughout the day. The focal point is the open fireplace, complemented by two radiators, a TV aerial point, carpet flooring and a door leading through to the family room.

**FAMILY ROOM** 14' 6" x 14' 7" (4.43m x 4.45m) Another generous room having a front-facing window, bar area, TV aerial point, two radiators and carpet flooring. Door through to the boiler room.

**LANDING** Taking the stairs to the first floor landing which has five front-facing windows, three radiators, airing cupboard, loft access hatch and carpet flooring. Doors off to:

**WC** Low flush WC, obscure glazed window for privacy.

**BEDROOM ONE** 16' 4" x 16' 4" (5.0m x 4.98m) A very generous double room having a box bay window with delightful countryside views and a further front-facing window allowing plenty of light to flood the space. A built-in wardrobe providing storage, two radiators, carpet flooring and a door to the ensuite.

**EN SUITE** 4' 7" x 8' 5" (1.42m x 2.57m) Comprising a corner shower cubicle, low flush WC, pedestal wash hand basin and a heated towel rail. Tiled walls and flooring and an obscure glazed window for privacy.

**BEDROOM TWO** 14' 4" x 9' 6" (4.39m x 2.92m) Having a front-facing window, fitted wardrobes, radiator and laminate flooring. Door to through to the ensuite.

**EN SUITE** 4' 5" x 6' 1" (1.37m x 1.87m) Comprising a corner shower cubicle, low flush WC, pedestal wash hand basin and a heated towel rail. Tiled walls and flooring and an obscure glazed window for privacy.

**BEDROOM THREE** 10' 8" x 13' 2" (3.26m x 4.02m) Having a rear-facing window, built-in wardrobe, radiator and laminate wood flooring.

**EN SUITE** 6' 2" x 4' 6" (1.88m x 1.38m) Comprising a corner shower cubicle, low flush WC, vanity unit wash hand basin and a heated towel rail. Tiled walls and flooring and an obscure glazed window for privacy.

**BEDROOM FOUR** 10' 1" x 9' 10" (3.08m x 3.02m) Having a rear-facing window, built-in wardrobe, radiator and carpet flooring.

**BEDROOM FIVE** 10' 10" x 9' 9" (3.31m x 2.99m) Having a rear-facing window, built-in storage, radiator and carpet flooring.

**BEDROOM SIX** 8' 6" x 11' 4" (2.6m x 3.46m) Having a rear-facing window, radiator and carpet flooring.

**BATHROOM** 8' 6" x 8' 4" (2.6m x 2.55m) Comprising a panel bath with shower attachment, shower cubicle, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window for privacy, part tiled walls and tiled flooring.

**GARDEN** Gated access opens onto the block-paved driveway, providing ample off-road parking and direct access to the garage. A sweeping lawn sits to the front of the property, with mature hedging and established trees creating a strong sense of privacy, while a newly installed wood-panel fence secures the boundary. A further lawn lies to the side of the garage, complemented by a paved area behind the property. Open countryside stretches out across from the home, enhancing the rural outlook and overall setting.

**DOUBLE GARAGE** Having two roller doors, power and lighting. Part of the garage houses the utility room.

**AGENTS NOTE** TENURE Freehold. 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.

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Ground Floor



First Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	51 E	
21-38	F		
1-20	G		