



NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986

Loughborough Road, Hathern, Leicestershire, LE12 5HZ

£625,000

143 Loughborough Road, Hathern, Leicestershire, LE12 5HZ

Located in the charming village of Hathern, this detached house on Loughborough Road is a true gem waiting to be discovered. Built in the late 1980s, this property boasts a spacious interior with 3 reception rooms, making it perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by an inviting Entrance Porch leading to a well-appointed Hall, Lounge, conservatory, Dining Room, Breakfast kitchen, Utility, Rear Hall, and a study - providing ample space for all your needs. The property features 5 generously sized bedrooms, 3 bathrooms including 2 en-suites, and a family bathroom, ensuring everyone has their own space and privacy.

One of the standout features of this property is the substantial southerly facing plot it sits on, offering a deep front garden and a lovely well-maintained sunny rear garden with a high degree of privacy. With parking for up to 10 vehicles and a large double garage, you'll never have to worry about finding space for your cars or guests.

Situated in a non-estate location, this home provides a peaceful retreat away from the hustle and bustle of city life. The property's prime location within the village adds to its appeal, making it a desirable place to call home.

With no upward chain, the opportunity to make this house your own is not to be missed. Book a viewing today to fully appreciate all that this property has to offer.



Entrance Porch

Upvc door to front

Hall

Radiator cupboard under stairs Karndean floor.

Cloakroom/wc

Low flush wc wash hand basin, radiator Karndean floor

Lounge

Upvc window to the front, radiator, feature fireplace, gas fire, Karndean floor.

Conservatory

upvc windows to rear and doors to rear. Radiator.

Dining room

Karndean floor radiator Upvc window to rear and radiator.

Breakfast Kitchen

With an extensive range of modern shaker style cupboards, work tops, 1 1/2 bowl sink unit, built in microwave oven and further oven. 5 burner hob, american style fridge/ freezer, Upvc window to rear

Utility Room

central heating boiler, upvc window to the side, single drainer sink unit, an extensive range of fitted cupboards, plumbing for a washing machine and dryer

Rear Hall

With upvc door to front and rear, radiator

study

Upvc window to side, fitted cupboards and radiator

First Floor

Landing

Upvc window to side, loft access, radiator, built in wardrobe

Bedroom One

Upvc window to rear, an extensive range of fitted wardrobes and cupboards, and radiator.

En- suite

Upvc window to side Shower cubicle with mains shower, towel radiator, low level wc pedestal wash hand basin, tiled floor and ceiling.

Bedroom Two

Upvc window to the rear and radiator

Bedroom Three

Upvc window to rear velux window to side and radiator

En-suite Bathroom

Panelled bath with electric shower over, towel radiator, pedestal wash hand basin, extractor fan.

Bedroom Four

Radiator and Upvc window to front

Bedroom Five

Upvc window to front radiator and fitted wardrobes.

Family Bathroom

3 piece suite comprising low level wc, panelled bath with shower over, pedestal wash hand basin Upvc window to side and built in airing cupboard with hot water cylinder tank.

Front Garden

With a deep lawned front garden set well back off the road enjoying extensive lawn and shrub borders. Tarmac driveway for extensive cars,

Double Garage

with power and light and extensive loft storage.

Rear Garden

A southerly facing rear aspect having a high degree of privacy and backing on to open fields to rear.
The lovely rear garden enjoys a substantial lawned area mature flowering and shrub borders, outside tap and power points, to be included in the sale are a childrens play den, fitted gazebo and a greenhouse. There is a productive vegetable area and a secret gate to the open fields at the rear!

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : E

Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.







Floor 0



Floor 1

Approximate total area⁽¹⁾
1788.58 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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