



Eldershaw Croft, Hathern, LE12 5BJ

£375,000

Welcome to Eldershaw Croft approached off a private driveway just off Wide Street, Hathern, Loughborough - a charming location that could be the perfect setting for your new home! This stunning semi-detached house, built between 2010-2019 and completed in 2018, offers a modern living experience with a touch of elegance.

As you step inside, you are greeted by a Lounge and high specification dining kitchen, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and three bathrooms, there is ample space for the whole family to enjoy.

One of the standout features of this property is the parking space available for up to four vehicles, ensuring that you and your guests will never have to worry about finding a place to park.

Whether you're looking for a cozy family home or a stylish space to entertain, this property has it all. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful community. Contact us today to arrange a viewing and take the first step towards finding your dream home in Wide Street!

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Entrance Hall

Door to the front, wooden floor, cupboard understairs and radiator.

Lounge

Upvc door to the front, french doors to rear, wooden floor and radiator, feature electric fireplace.

Downstairs WC.

Low level wc, wash hand basin, radiator, upvc window to the front, tiled floor.

Dining Kitchen

High specification fitted kitchen, upvc french doors to rear and window to the front, Built in Bosch fridge/ freezer, Bosch dishwasher, an extensive range of fitted cupboards and worktops, double bowl Lefton Sink unit, with mixer taps, glass cleaner, knife holder, soap dispenser and vegetable rinser. 5 ring Bosch gas hob, built in double Bosch oven, tiled floor and radiator.

Utility Room

Single drainer stainless steel sink unit, fitted cupboards and worktops, plumbing for a washing machine, worcester combi boiler and radiator.

First Floor

Landing

Upvc window to the rear, radiator, built in cupboard loft access with fold down ladder.

Bedroom One

Wooden oak floor, fitted mirrored wardrobes, radiator, Upvc window to front, and further built in cupboard.

En-Suite shower room

Separate cubicle, wash hand basin, low level wc, towel radiator, shaver point and underlit cupboard.

Bedroom Two

Upvc window to the front, radiator, wooden floor and fitted wardrobe.

Bedroom Three

Upvc window to the rear, radiator and wooden floor.

Family Bathroom

3 Piece suite with low level wc, wash hand basin, panelled bath with shower over, towel radiator, shaver point, and Upvc window to the front.

Outside

Front Garden

Small front garden

Driveway

The house is approached off a long private driveway, there is parking for 3 vehicles to the front, outside light and power point.

Single Garage

Metal up and over door to front, power and light, boarded loft storage, and door to the rear garden.

Enclosed Rear Garden

large patio area with steps up to raised lawned area, flowering and shrub borders, outside tap, light and power.

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : C

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.

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