

Alexanders



Hawthorne Avenue

Hathern



# Hawthorne Avenue

## Hathern

- Four bedroom detached family home
- Corner plot, cul de sac location
- Detached double garage
- Highly regarded village
- Entrance hall with cloakroom
- Kitchen and utility room
- Two reception rooms
- EPC Rating C / Council Tax Band E / Freehold

### General Description

A well-presented, four-bedroom detached family home situated in a small quiet cul-de-sac.

This property enjoys a corner plot with a sunny aspect and a detached double garage and has recently undergone a level of re-furbishment, offering spacious living space for a growing family.

### Location

Hathern is a desirable village, ideally placed for access to the University town of Loughborough which offers a fine range of amenities to include the renowned endowed schools, the University and Colleges as well a wide range of shopping and recreational pursuits.

It is also ideally placed for access to the M1 motorway at Junction 24 Kegworth and the city of Nottingham.

### Agents Note

A great family home in a peaceful spot



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## Accommodation

Ground Floor: Entrance hall, cloakroom, sitting room/dining room, dining room, kitchen and utility.

First Floor: Four bedrooms, master en-suite and family bathroom

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01455) 896332.

## Tenure

Freehold.

## Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band E.

## Services

We are advised that mains gas, electricity, water, and drainage are connected.

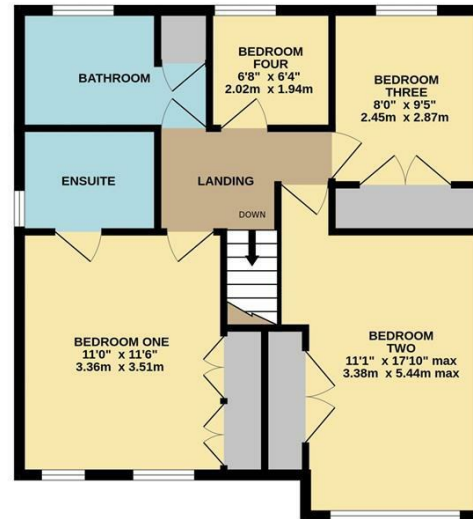
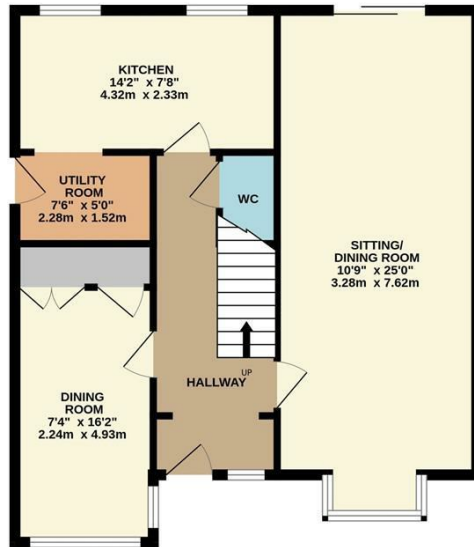
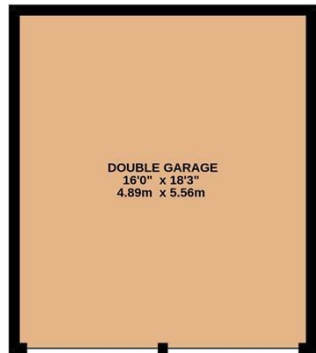
## Measurements

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 recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





TOTAL FLOOR AREA : 1602 sq.ft. (148.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing by appointment only

**Alexanders**

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### Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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.

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.