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# Wesley Close

Hathern

- No upward chain
- Lovely two-bedroom semi-detached bungalow
- Impressive corner plot with beautifully landscaped gardens
- Situated in the corner of a residential cul-de-sac
- Collection of high-quality timber outbuildings
- Private driveway and a detached garage with power and lighting
- Rear gardens which enjoy a sunny West facing and private aspect
- Refitted kitchen/breakfast room and a separate sitting room



## General Description

Smiths Property Experts offer to the market with no upward chain, this beautiful two-bedroom semi-detached bungalow occupying an impressive corner plot with landscaped gardens and a collection of high-quality timber outbuildings. The property is presented in good condition and offers bright and airy accommodation in a corner of a residential cul-de-sac location.

## The Location

The village provides easy access to Loughborough (1 mile by car) and major road networks including the M1, M42, and A50. There is a full range of amenities, including excellent bus routes and a selection of public houses. The area offers ample opportunities for local walks, including along the River Soar and associated canal network. Additionally, there is a local village primary school.







## The Property

Internally, the property boasts uPVC double glazing and gas central heating throughout. The floor area measures approximately 650 square feet. The accommodation comprises an enclosed porch, a sitting room, a modern and refitted kitchen/breakfast room, and a rear porch. There are two bedrooms and a family bathroom accessed via an internal hall.

## The Outside

Set back from the road with low maintenance front gardens and a private driveway to the left-hand side. There is a detached garage with power and lighting to the rear of the driveway behind iron gates. The rear gardens are private and beautifully landscaped, with a sunny West facing aspect. There are two lawns, an array of mature borders and box hedges, and gravel-laid paths and seating areas. Of note are three substantial timber outbuildings: an open-covered pagoda ideal for summer evening entertaining, a double-glazed and insulated summer house, and a useful workshop.







## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.







TOTAL FLOOR AREA : 898 sq.ft. (83.4 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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