



**Matthew Trigge Close, Hathern, LE12 5JR**

# Property Description

A STYLISH 3 STOREY SEMI-DETACHED HOUSE SITUATED IN A TUCKED AWAY POSITION WITHIN THIS SMALL EDGE OF VILLAGE DEVELOPMENT. GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, DRIVEWAY AND SINGLE GARAGE.

This stylish 3 storey semi-detached house offers good size family accommodation in a secluded position at the end of a shared driveway on the edge of the village. The accommodation includes entrance hall, lounge, fitted dining kitchen, cloakroom/w.c., first floor 2 double bedrooms and bathroom, second floor master bedroom with en suite shower room. Outside offers a front garden, driveway leading to the side to a single garage.

The property is well located for access to Loughborough and is also a short drive from the M1 motorway at junction 24 and East Midlands Airport and has good access to Derby and Nottingham.





## Key Features

- STYLISH 3 STOREY SEMI-DETACHED HOUSE
- TUCKED AWAY POSITION ON THE EDGE OF THIS POPULAR VILLAGE
- OFF ROAD PARKING FOR 2 - 3 CARS PLUS SINGLE GARAGE
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZING
- ENTRANCE HALL, LOUNGE, FITTED DINING KITCHEN, CLOAKROOM/W.C.
- FIRST FLOOR LANDING 2 DOUBLE BEDROOMS AND BATHROOM
- SECOND FLOOR MASTER BEDROOM SUITE WITH EN SUITE SHOWER ROOM
- L-SHAPED REAR GARDEN

**Guide Price**  
**£340,000**

## VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- easygoing.tabloid.boots

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE HALL

With door to front, stairs to first floor, radiator, tiled floor.

#### LOUNGE

17'3" x 12'2"

With bay window to front, radiator, laminate flooring.

#### DINING KITCHEN

15'5" x 9'8"

With window to rear and patio doors to rear garden, tiled floor, fitted base and wall units, work surfaces, stainless steel sink top, gas hob, electric oven and hood, space and plumbing for washing machine and dishwasher, space for fridge freezer. radiator, wall mounted central heating boiler.

#### CLOAKROOM/W.C.

With suite comprising w.c. and wash basin.

#### FIRST FLOOR LANDING

With window to side, radiator and airing cupboard. Door to INNER LANDING with window to front, radiator and staircase to 2nd floor.

#### BEDROOM 2

15'5" x 9'8"

With 2 windows to rear, 2 radiators.

#### BEDROOM 3

10'11" x 8'9"

With window to front and radiator.

#### BATHROOM

With suite comprising w.c., wash basin and bath with shower over, tiled floor and splashbacks, heated towel rail, extractor fan.

### SECOND FLOOR

#### MASTER BEDROOM

15'5" x 12'2"

With dormer window to front, radiator and range of fitted wardrobes.





### **EN SUITE SHOWER ROOM**

With Velux rooflight to rear, suite comprising w.c., wash basin and shower cubicle, tiled floor and splashbacks.

### **OUTSIDE**

To the front is a lawn with shrub bed and steps to front door, there is a shared driveway giving access to off road parking.

SINGLE GARAGE with up and over door to front, access door to side, power and lighting.

L-SHAPED REAR GARDEN with patio area, lawn, well stocked beds and shrub borders, greenhouse and timber shed.

### **ESTATE CHARGES**

We have been informed that there is a payment of £53.93 per month (current year) payable to Greenbelt Group Ltd for the maintenance of the common areas.

### **Purchasing Procedure**

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

### **Money Laundering**

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

### **Market Appraisals**

If you have a house to sell then we offer a Free Valuation, without obligation.



# Floorplan

**Approximate Gross Internal Area**  
Total 99.4 sq. m. (1072 sq. ft.)



**Ground Floor**

Floor Area 38.0 sq.m. (410 sq.ft.) approx



**First Floor**

Floor Area 36.8 sq.m. (397 sq.ft.) approx



**Second Floor**

Floor Area 24.6 sq.m. (265 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate  
Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority  
Charnwood Borough Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534