



Loughborough Road Hathern LE12 5HY





Key Features

- INDIVIDUALLY DESIGNED DETACHED DORMER BUNGALOW
- PRIVATE POSITION SET WELL BACK FROM THE ROAD AT THE END OF ITS OWN LONG DRIVEWAY
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZED WINDOWS AND DOORS
- PORCH, SPACIOUS HALL, LOUNGE, SEPARATE DINING ROOM/POTENTIAL 4TH BEDROOM OR STUDY
- SPACIOUS FITTED DINING KITCHEN, UTILITY ROOM, CONSERVATORY
- 2 GROUND FLOOR DOUBLE BEDROOMS
- SHOWER ROOM AND WET ROOM
- FIRST FLOOR DOUBLE BEDROOM AND BATHROOM
- EXTENSIVE DRIVEWAY AND PARKING, SINGLE GARAGE, PRIVATE REAR GARDEN
 - NO UPWARD CHAIN





The Property

An individually designed detached dormer bungalow situated in a private position set well back from the road at the end of it's own private driveway. Gas central heating, UPVC double glazed windows and doors. Entrance porch, central hallway, lounge, separate dining room/potential 4th bedroom or study, spacious fitted dining kitchen, utility room, conservatory, 2 GF double bedrooms, shower room, wet room. First floor double bedroom and bathroom. Extensive driveway and parking, single integral garage, private rear garden.

Well served village to the north of Loughborough with good local amenities and regular bus service.

NO UPWARD CHAIN

VIEWINGS & DIRECTIONS

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

What 3 words location:- towel.dearest.yummy

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE PORCH

With door and window to front, radiator, door to hall.

CENTRAL ENTRANCE HALL

With radiator, staircase to first floor, storage cupboard, alcove.

DINING ROOM/BEDROOM 4/STUDY

With window to front and radiator.

LOUNGE

With 2 windows to rear, brick built fireplace with coal effect gas fire, radiator, folding doors open on to the dining kitchen.

FITTED DINING KITCHEN

With window to rear and patio doors leading to the garden, range of fitted base and wall units with cream shaker style cupboard fronts, work surfaces, textured sink top, gas hob, cooker hood, twin electric ovens, integrated dishwasher and fridge, tiled splashbacks, radiator, oak flooring.

UTILITY ROOM

With door to side leading to side footpath, base and wall units, work surface, sink top, plumbing and space for washing machine and tumble dryer or other appliance, space for tall freezer, pantry cupboard, central heating boiler, radiator, oak flooring door to conservatory.

CONSERVATORY

With brick base and UPVC double glazed construction, doors to side, tiled floor.

BEDROOM 2

With window to rear, radiator, fitted wardrobes and cupboards.

BEDROOM 3

With window to front and radiator.

SHOWER ROOM

With window to front, suite comprising w.c., vanity unit with wash basin and shower cubicle, heated towel rail, tiled splashbacks, access to understairs storage cupboard.

WET ROOM

With window to front, suite comprising w.c., wash basin and shower, tiled splashbacks, heated towel rail.

FIRST FLOOR LANDING

With Velux roof light.





BEDROOM 1

With 2 Velux rooflights to rear, 2 radiators, built in wardrobes and cupboards, further cupboards and drawers.

BATHROOM

With Velux rooflight to rear, suite comprising w.c., vanity unit with wash basin, bath, tiled splashbacks, radiator, built in cupboard.

OUTSIDE

Extensive block paved driveway providing parking for several vehicles along with turning area, the beginning of the driveway provides access to the neighbouring property, access to SINGLE INTEGRAL GARAGE with remote controlled electrically operated sectional door to front, side access door, power and lighting. Private rear garden with patio area, lawn, flower and shrub beds, gravelled area to side ideal for a shed or greenhouse.

EPC

Rating: 'A'

Council Tax Band

Charnwood Borough Council - Band F

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 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

Market Appraisals

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

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



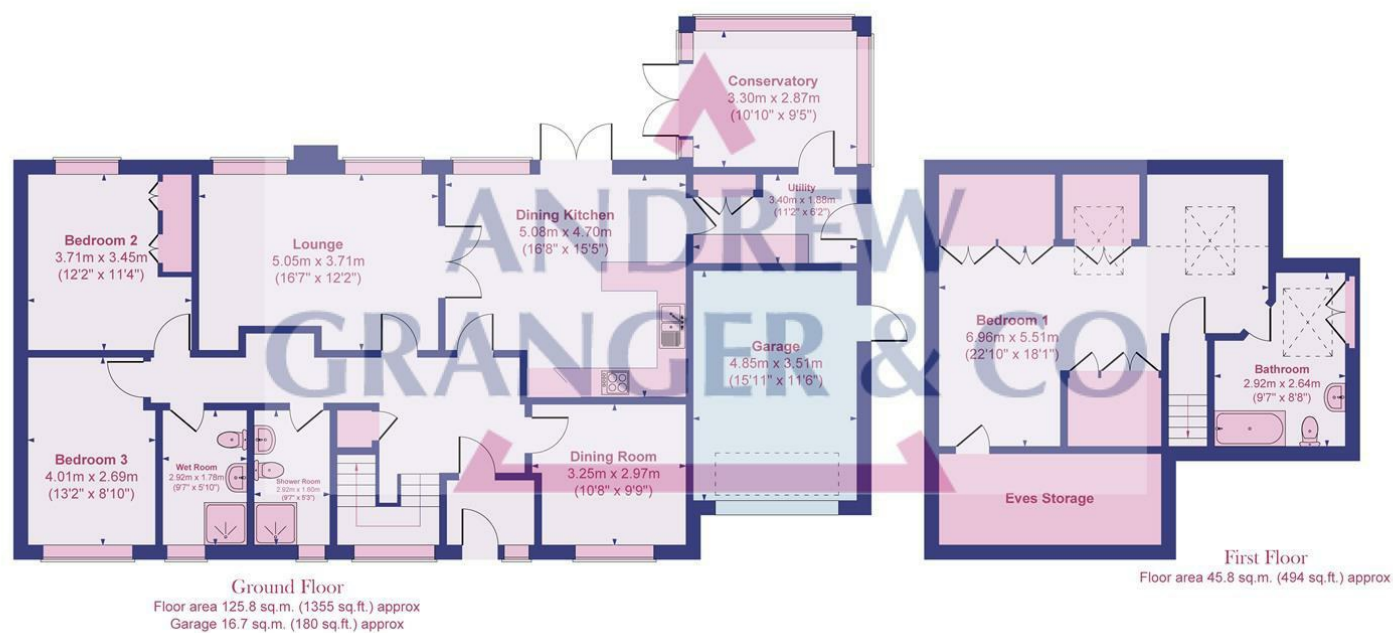






Floorplan

Approximate Gross Internal Area
171.6 sq. m. (1849 sq. ft.)
Garage 16.7 sq. m. (180 sq. ft.)
Total 188.3 sq. m. (2029 sq. ft.)
(Excluding Eaves Storage)



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



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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