

Holdern

A Modern Estate Agent



7 Hathern Road

Shepshed, Loughborough, LE12 9RP

Guide price £270,000



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Welcome to this magnificent family home that beautifully combines contemporary living with elegance and comfort. At the heart of this residence is the stunning 24-foot Living/Dining/Kitchen area, designed to be a gathering space for friends and family. This expansive area features large, airy spaces that seamlessly connect, creating an inviting atmosphere for both casual family meals and entertaining guests.

The Living/Dining/Kitchen is adorned with a stylish selection of modern wall, base, and drawer units, complemented by laminate work surfaces. The kitchen comes equipped with a one-and-a-half bowl stainless steel sink, an integrated electric oven and microwave, fridge and freezer, and dishwasher. A central island unit with a built-in induction hob adds practicality, perfect for meal prep or casual dining. Natural light floods the space through PVCu double-glazed windows to the side and a sliding door that opens into the heated Conservatory.

The Conservatory features a brick and PVCu double-glazed construction, providing a tranquil retreat with its own radiator for year-round comfort. French doors lead out to the beautifully landscaped garden, making it an ideal space to enjoy your morning coffee or unwind in the evenings.

Adjacent to the kitchen is the spacious Lounge, which boasts a charming double-glazed bow window that fills the room with natural light. A fireplace with an electric fire creates a warm ambiance,

perfect for family gatherings. This room also offers direct access to the heart of the home, the Living/Dining/Kitchen area.

Completing the ground floor accommodation is a utility room that provides fitted base units, laminate work surfaces, and plumbing for a washing machine. A door leads to a practical Downstairs WC, featuring a two-piece suite for guests' convenience.

Upstairs, the property offers three generously sized bedrooms, each thoughtfully designed for comfort and relaxation.

The Refitted Family Bathroom is both stylish and functional, fitted with a modern three-piece suite that includes a close-coupled WC, wash hand basin, and a relaxing bath. A ladder-style radiator adds a touch of luxury, while a double-glazed window provides natural light and ventilation.

The property is situated on a generous corner plot, standing well back from the road, ensuring privacy and tranquility. Outside, you'll find meticulously maintained front and rear gardens, offering lush greenery and vibrant shrubbery. The block-paved driveway provides ample off-road parking and leads to a Detached Garage, which includes an up-and-over garage door and side access to the rear garden. The rear garden also features the added benefit of a home studio office space that is insulated and has power and lighting which provides an ideal spot when working from home!



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Conservatory
3.58 x 3.35m
11'9" x 11'0"

Living Kitchen
7.32 x 3.51m
24'0" x 11'6"

Utility Room WC

Lounge
3.35 x 3.89m
11'0" x 12'9"

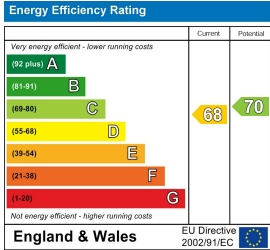
Hathern Road, Shepshed
Internal Square Footage: 925 sq.ft

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Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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