

Holdern

A Modern Estate Agent



35 Hathern Road, Loughborough, LE12 9RP

Offers over £375,000

An outstanding four bedroom detached family home immaculately presented throughout boasting extensive living accommodation. Situated in the village location of Shepshed with excellent access to local bus routes and amenities.

Introducing an exceptional four-bedroom detached family home that has been well maintained throughout and offers plentiful living accommodation arranged over two floors.

Nestled in the charming village of Shepshed, this property enjoys a prime location with convenient access to local bus routes, ensuring easy connectivity to nearby towns and cities, as well as a variety of amenities within close proximity.

Upon entering the home, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the property. The lounge is generously proportioned with dual aspect window to front elevation and doors to the garden making a great space for all the family to relax and enjoy. Providing further living accommodation is a formal dining room which would also make an ideal family room and is a flexible space to suit the buyers needs.

The kitchen is fitted with an array of base and eye level units, inset sink, space for a dishwasher and fridge freezer. The Utility room offers under-counter space for a washing machine and tumble drier and a door provides access to the side elevation. Completing the ground floor accommodation is a w/c.

As you ascend to the first floor, you will discover four spacious bedrooms. The master bedroom features its own en-suite bathroom, adding a touch of luxury and convenience to daily living. Additionally, the family bathroom is well-equipped to serve the remaining bedrooms.

Outside, the property boasts a well-maintained front garden, complemented by a garage that provides secure parking or additional storage options. The large driveway accommodates ample off-road parking, making it easy for family and guests to visit. Gated access leads to the enchanting rear garden, which has been beautifully landscaped and is ideal for entertaining family and friends. Whether hosting summer barbecues or enjoying quiet evenings under the stars, this outdoor space is a true highlight of the home.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for

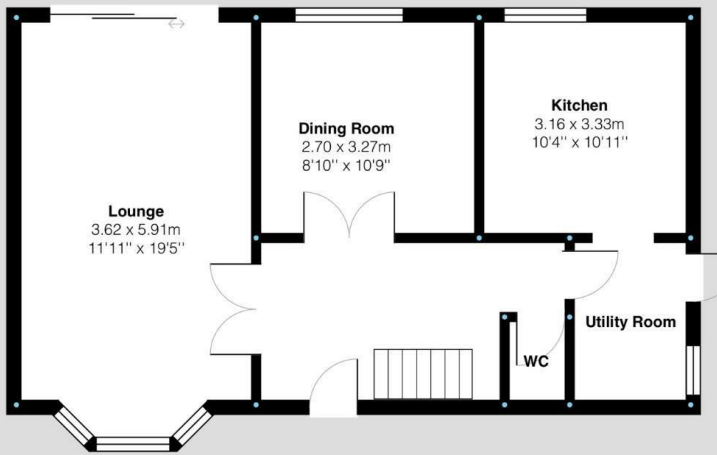
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4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

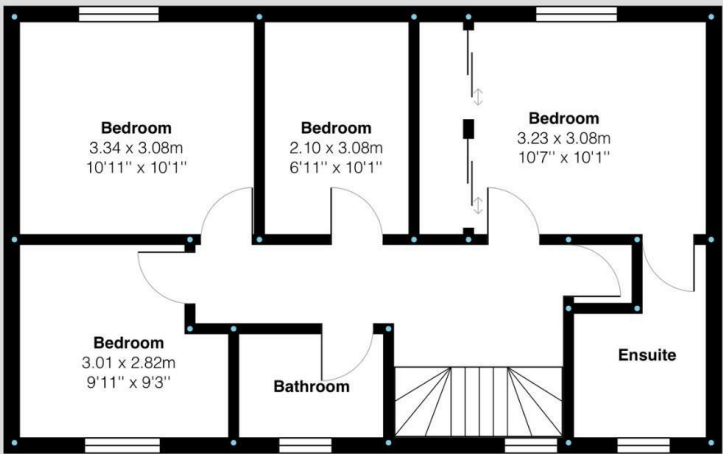
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Floor Plan

Ground Floor:



First Floor:



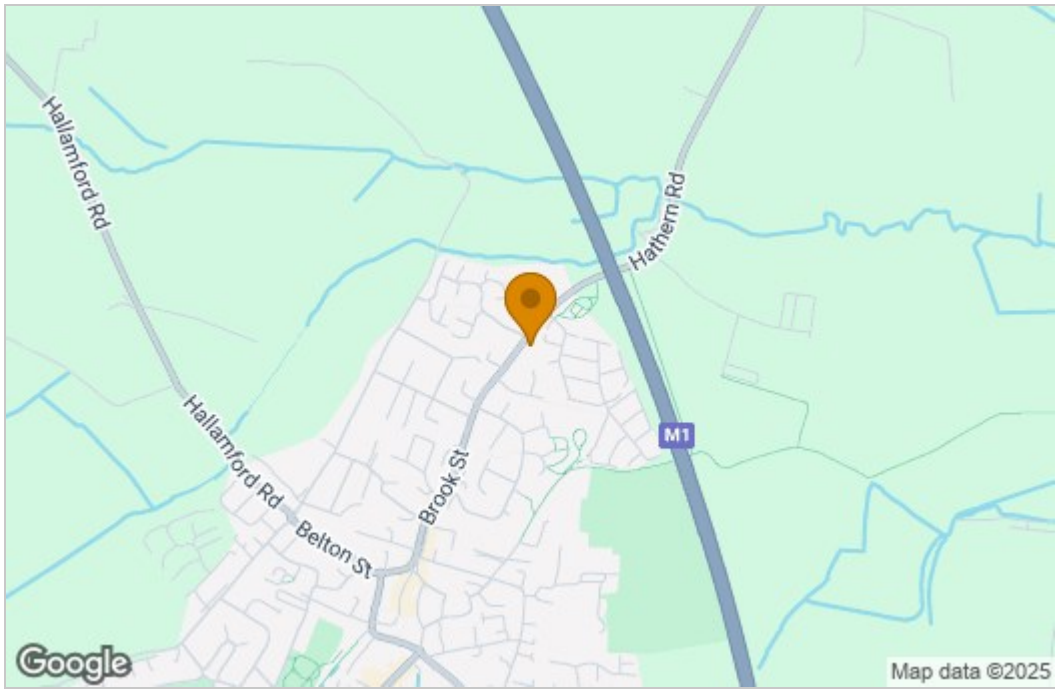
Hathern Road, Shepshed
Internal Square Footage: 1173 sq.ft

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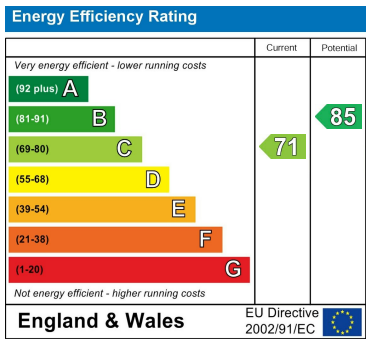
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Area Map



Energy Efficiency Graph



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