



**The Old Woodyard, Hathern**

**welcome to**

## **The Old Woodyard, Hathern Loughborough**

**\*\*FOR SALE\*\***A three bedroom semi-detached family home situated in the highly desirable village location of Hathern offering a beautifully-presented rear garden and off road parking with great access to the M1, local bus routes and amenities. Call 01509 214686!

### **Entrance Hallway**

Access to the property via UPVC double glazed door to side.

### **Lounge**

12' 10" x 16' 10" (3.91m x 5.13m)

Double glazed window to rear and wall mounted radiator. Double glazed sliding door through to the conservatory.

### **Conservatory**

11' 6" x 9' 6" (3.51m x 2.90m)

UPVC with double glazed windows and wall mounted radiator. Door leading out onto the rear garden.

### **Kitchen**

16' 7" x 10' (5.05m x 3.05m)

A fully modernised kitchen which has been extended into the garage to create an open plan kitchen/diner. Comprising a range of fitted wall and base units, work surfaces and sink/drain unit. Integrated dishwasher, space for fridge/freezer, oven and gas hob with glass splash back. Central heating boiler, wall mounted radiator, laminate flooring and double glazed window to front.

### **Utility Room**

A range of wall and base units, space for washing machine.

### **Landing**

Stairs leading from entrance hallway to the first floor landing with storage cupboard and access to the partially boarded loft.

### **Bedroom One**

10' 3" x 13' 11" (3.12m x 4.24m)

Double glazed window to front, additional storage cupboard and door through to en-suite.

### **Ensuite**

Three piece suite comprising of low level flush W/C, wash hand basin and shower cubicle. Extractor fan, wall mounted radiator and partially tiled walls.

### **Bedroom Two**

9' 7" x 8' 10" (2.92m x 2.69m)

Double glazed window to rear and wall mounted radiator.

### **Bedroom Three**

6' 11" x 8' 10" (2.11m x 2.69m)

Double glazed window to rear and wall mounted radiator.

### **Bathroom**

Three piece suite comprising of low level flush W/C, pedestal wash hand basin, bath with overhead shower attachment. Partially tiled walls, wall mounted radiator and double glazed obscure window to side.



### **Outside – Front**

To the front of the property is a driveway for off road parking with gated access down the side of the property to the rear garden.



### **Outside – Rear**

To the rear of the property is an enclosed garden mainly laid to lawn with patio area and raised mature flower beds.



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## The Old Woodyard, Hathern Loughborough

- Semi-detached family home
- Three bedrooms with en-suite to master
- Open plan kitchen/diner
- Utility room
- Conservatory

Tenure: Freehold EPC Rating: C

**£275,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LBH114457 - 0003

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