



Narrow Lane, Hathern

welcome to

Narrow Lane, Hathern LOUGHBOROUGH

We are delighted to welcome to the market this STUNNING extended family home occupying a SUPERB elevated position in this highly regarded and sought after location in Hathern. With an OVERSIZE DOUBLE GARAGE, and a SUPERB OPEN PLAN FAMILY KITCHEN! call to arrange a viewing 01509 214686.

Entrance Hallway

Entrance hall is entered from the entrance porch via an internal front door, with a stained glass window, original wooden flooring, a window to the side, a radiator, stairs off to the first floor with a wooden handrail and balustrade and doors off to ground floor rooms.

Cloakroom

The ground floor cloakroom has a low level wc, a circular wash hand basin with a mixer tap over with tiled splashbacks, set on a storage cupboard with storage beneath, a vertical radiator and a upvc double glazed window to the side, alarm keypad.

Through Lounge Diner

27' 7" maximum x 11' 5" maximum (8.41m maximum x 3.48m maximum)

The through lounge diner has laminated flooring, a upvc double glazed bay window to the front elevation, a gas coal effect inset fireplace, a double radiator, coving to the ceiling, a second double radiator and French doors with side windows which open onto the open plan kitchen.

Open Plan Dining Kitchen

16' 2" x 13' 2" (4.93m x 4.01m)

This is the hub of the house and offers a fantastic social and entertaining space. It has ceramic tiled flooring, a comprehensive range of wall and base units with work surfaces over. There is a four-ring gas burner with overhead extractor, an electric oven and grill, separate microwave, integrated fridge and dishwasher, single inset sink with mixer tap, inset ceiling spotlights, A Velux window to the ceiling, upvc double glazed window to the ceiling and French doors which open onto the rear garden.

Utility Room

7' 4" x 6' 5" (2.24m x 1.96m)

Has a continuation of tiled flooring, space and plumbing for a washing machine, and space for a tumble dryer.

First Floor Landing

The landing has stairs rising from the ground floor, a upvc double glazed window to the side elevation, doors off to all first-floor rooms and access to the loft via a drop-down ladder.

The loft itself is boarded and has a Velux window to the rear and provides a useful storage space and can easily be altered to provide a more permanent useable space.

Bedroom One

11' 11" maximum x 10' 3" to chimney breast (3.63m maximum x 3.12m to chimney breast)

Bedroom one has a range of built in Sharpes wardrobes with hanging rails and shelving, a upvc double glazed window to the front which has the original stained glass inserted to the top lights and a radiator.

Bedroom Two

11' 6" x 12' (3.51m x 3.66m)

Bedroom two has a upvc double glazed window to the rear and a double radiator.

Bedroom Three

6' 8" x 6' 5" (2.03m x 1.96m)

Bedroom three has a upvc double glazed window to the front and a radiator.





Shower Room

The shower room is beautifully appointed with partial wood paneling to the walls, patterned vinyl floor, and has a suite that comprises of double quadrant shower cubicle with electric shower over, low level wc, wash hand basin with storage drawers beneath and mixer tap, a upvc double glazed window to the rear and a radiator.

Outside

To the front of the property there is lawned front garden, a brick boundary wall, a tarmaced driveway with block paved edging, off-road parking with side gated access to the rear.

A particular feature of the property is the rear garden, which has been beautifully landscaped to have a patio seating area ideal for entertaining and a well-maintained lawn with fencing to all sides, and tarmaced drive with block paved edges, providing vehicular access to the detached garage.



Detached Double Brick Garage

20' x 20' 10" (6.10m x 6.35m)

The detached brick garage was built by the present owners and is ideal for car enthusiasts and has been future-proofed with power, lighting, mains water and mains drainage. There is a remote operated door to the front with personnel door. The loft has been boarded to provide additional storage and has an access door to access the back of the garage.



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welcome to

Narrow Lane, Hathern LOUGHBOROUGH

- Stunning Extended Family Home
- Skillfully Improved by Present Owners
- Double detached Brick Garage
- Three Well Proportioned Bedrooms
- Ground Floor wc

Tenure: Freehold EPC Rating: Awaiting

£385,000



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

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