



Golden Square, Hathern

welcome to

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Welcoming to the market this three-bedroom semi-detached home occupying a position in the popular village of Hathern in a cul-de-sac location just a short stroll from a thriving village community including Primary School, country lane walks and excellent commuting with M1 motorway nearby.

Entrance

Entrance to the property is via a UPVC double glazed door and into the entrance hallway, which has a door to the living room, understairs storage and a radiator.

Lounge

18' 4" x 13' 3" (5.59m x 4.04m)

The lounge has laminate flooring, a upvc double glazed sliding door to the rear, two radiators and a upvc double glazed window to the front elevation.

Kitchen

11' 6" x 11' 1" (3.51m x 3.38m)

The kitchen has quarry tiled flooring, wall and base fitted units with a solid wood butcher block worktop, gas hob and extractor hood, a range cooker, low sink and drainer, glass splashback, integrated fridge freezer, ceiling spotlights, a radiator and upvc double glazed windows to the side and rear.

First Floor Landing

First floor landing has stairs rising from the ground floor and access to the loft,

Bedroom One

13' 3" x 9' 9" (4.04m x 2.97m)

Bedroom one has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Bedroom Two

10' 2" x 7' 7" (3.10m x 2.31m)

Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

Bedroom Three

11' 2" x 9' 9" (3.40m x 2.97m)

Bedroom three has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Bathroom

The bathroom has vinyl flooring, a double shower, wash hand basin within a vanity unit, low level wc, ceiling spotlights, heated towel rail and extractor fan.

Outside

To the front of the property is a landscaped garden with side gated access to the rear. To the rear there is a brick built outbuilding with outdoor wc and a laundry space with electric points and lighting. The roof was added in 2021. There is a rear garden with patio area with Astro turf and fencing enclosed to borders.





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Golden Square, Hathern

- Semi Detached
- Great access to the M1, local bus routes and amenities
- Cul De Sac
- Three well-proportioned Bedrooms
- Shaker Style Kitchen

Tenure: Freehold EPC Rating: C

£260,000



Ground Floor



First Floor

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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Property Ref:
LBH115020 - 0008

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