



Doble Crescent, Hathern

welcome to

Doble Crescent, Hathern LOUGHBOROUGH

****FOR SALE**** this stunning home on the sought after Daisy Bank development in Hathern. The property boasts accommodation which include a superb living-dining-kitchen, two reception rooms, five well proportioned double bedrooms, two of which have ensuite, plus family bathroom.

Entrance

Entrance to the property is via a upvc double glazed porch, which also has a panelled ceiling. The entrance hallway has tiled flooring, recessed matwell and open plan staircase with useful storage beneath, a radiator and doors off to all ground floor rooms.

Ground Floor Wc

5' 5" x 3' 7" (1.65m x 1.09m)

Ground floor wc has tiled flooring, low leve wc and wall mounted wash basin with mono block mixer and tiled splash-back, wall mirror, radiator and extractor fan.

Lounge

19' 10" x 12' 3" (6.05m x 3.73m)

The lounge has a wall mounted contemporary feature gas fire with oak over mantle, two radiators & UPVC double glazed window to the front elevation.

Dining Room/Lounge

13' 4" x 12' 4" (4.06m x 3.76m)

The dining space can also be used as a second sitting room with UPVC double glazed french doors and side screens overlooking the garden and a radiator. This room could easily be used for a variety of other uses including a dining space, study or play area.

Kitchen

27' 4" x 14' 10" (8.33m x 4.52m)

The kitchen has tiled flooring throughout which matches the remainder of the ground floor and the kitchen itself is fitted with ample storage, work-surfaces and matching up-stands, one and a quarter bowl sink with drainer and mixer tap integrated fridge, freezer and dishwasher, AEG dual oven and grill in brushed steel finish with matching microwave, four ring gas hob, splash-back and extractor fan, pan drawers, corner storage units maximising the storage space and a UPVC double glazed window to the rear elevation.

Utility Room

10' 2" x 5' 11" (3.10m x 1.80m)

The utility room has tiled flooring, space for washer & dryer, sink with drainer and mixer, work-surface and kitchen units matching those in the kitchen adjacent, matching wall cupboard concealing the property's Logic Heat H24 central heating boiler, extractor fan, radiator & UPVC double glazed door to the side elevation.

First Floor Landing

The first floor landing is part galleried overlooking the hall & with large double glazed velux window, built-in airing/storage cupboard, additional water tank with further storage space, doors to all first floor rooms, stairs rising from the ground floor, a radiator and an access hatch to the loft.





Bedroom One

19' 10" x 12' 6" (6.05m x 3.81m)

Bedroom one is the master bedroom and has single and double wardrobes, two UPVC double glazed windows affording superb views to countryside to the front, two radiators and a door to the ensuite.

Ensuite

9' 1" x 4' 3" (2.77m x 1.30m)

The ensuite shower room has a double shower cubicle with full height tiling, rain head shower & separate hand shower unit, wall mounted Roca wash basin with splash back, mixer tap and low level wc, white finish towel radiator and ceiling spotlights.

Bedroom Two

15' x 12' 4" (4.57m x 3.76m)

Bedroom two has a radiator, a UPVC double glazed window offering views matching those from the master bedroom with a built in double wardrobe and a door to the ensuite.

Ensuite

7' 10" x 5' 3" (2.39m x 1.60m)

The ensuite has a chrome heated towel rail, wall mounted Roca wash basin with tiled splash-back and mixer & low level WC, double width shower cubicle with full height tiling, rain head & separate hand shower.

Bedroom Three

14' 8" x 12' 3" (4.47m x 3.73m)

Bedroom three has a large double built-in wardrobe, a radiator, UPVC double glazed window overlooking the rear garden.



Bedroom Four

16' 4" x 11' 1" (4.98m x 3.38m)

Bedroom four has a radiator and UPVC double glazed window to the rear elevation.

Bedroom Five

11' 1" x 10' 10" (3.38m x 3.30m)

Bedroom five is currently in use as a home office and has a UPVC double glazed window to the rear elevation.

Bathroom

10' 6" x 7' 9" (3.20m x 2.36m)

The bathroom is fitted with a full four piece suite comprising of double shower cubicle, full height tiling, rain head and separate hand shower unit, panelled bath with mixer tap and matching tiling, low level WC and complementary wash basin with mixer tap and tiling, illuminated mirror, shaver socket, ceiling spotlights, extractor fan, heated towel rail and obscure UPVC double glazed window to the side elevation.

Outside

The rear gardens are beautifully presented and have been extensively landscaped with a full width paved patio, slightly raised lawn with railway sleepers and three steps leading up. There are a good variety of plants and shrubs to border and a private outside space. There is an outside power socket, lighting and a gated entryway to the left hand side with additional lighting and UPVC double glazed door leading to the garage.

Garage

19' 9" x 20' 2" (6.02m x 6.15m)

This generously sized integral garage is larger than most and offers ample parking for two large vehicles with internal lighting and power, additional space for work benches and storage and two up and over doors to the property's front elevation.



view this property online williamhbrown.co.uk/Property/LBH114793



welcome to

Doble Crescent, Hathern LOUGHBOROUGH

- Stunning Property
- Five Well-Proportioned Bedrooms
- Two Ensuite Bathrooms
- Family Bathroom
- Living Diner Kitchen

Tenure: Freehold EPC Rating: B
Council Tax Band: F

offers over
£599,950



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

view this property online williamhbrown.co.uk/Property/LBH114793



Property Ref:
LBH114793 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk