



19 Gladstone Street, Hathern, LE12 5LE

Offers In The Region Of £195,000

- No work required
- Popular village location
- Extensive garden
- 2 double bedrooms
- Modern kitchen with space for dining
- Outbuilding
- Victorian red brick terrace
- Modern bathroom
- New external composite doors

19 Gladstone Street, Hathern LE12 5LE

Gorgeous Victorian, mid terraced property located on a popular street and close to local amenities in the heart of Hathern village. Comprising 2 bedrooms including one large double, a spacious, fitted kitchen with space for a dining table, a large lounge with feature fireplace, modern bathroom with white suite, a spacious private garden with an attached outbuilding housing a utility room.



Council Tax Band: A



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This gem of a property has been refurbished and redecorated throughout in the last 2 years and would make a lovely home for first time buyers and downsizers as it is ready to move into. The house has gas central heating and UPVC double glazing throughout.

Hathern is a small rural village with a local shop, a church, post office, a few friendly pubs, a book store and other amenities. It is well connected, just minutes from Loughborough it is also an easy commute to Nottingham, Leicester and Derby.

Kitchen

12'5 x 11'5

Modern fitted kitchen with space for a dining table, with beautiful marble effect tiling to the floor and walls, a range of grey base and wall units and spotlights to the ceiling the kitchen diner has a really contemporary finish. It has an integrated oven with 4 gas hob top burner and extractor hood and an integrated stainless steel sink with drainer and mixer tap. The kitchen overlooks the rear garden and has access through to the garden via a new composite stable style door, which is energy efficient and adds rural charm to the home. There is also a door leading to stairs up to the first floor.

Lounge

14'2 x 11'5

Large, newly decorated L shaped lounge with feature fireplace with a wood burner style electric fire. The lounge is decorated in a neutral and

contemporary finish. The current owner has recently had the front door replaced with a modern and energy efficient composite door.

Bedroom

11'5 x 11'0

Large double bedroom with front facing aspect. This bedroom has been decorated and had new carpet in contemporary colours.

Bedroom

12'5 x 6'8

Second bedroom with a rear facing aspect over the garden. This bedroom has been newly decorated and had new carpet in contemporary colours.

Bathroom

8'7 x 4'5

Modern bathroom with a white suite comprising a full length bath with shower over, WC, hand basin with vanity unit and a ladder style heated towel rail. There are modern tiles to the floor and walls and a new mirrored cabinet.

Outside

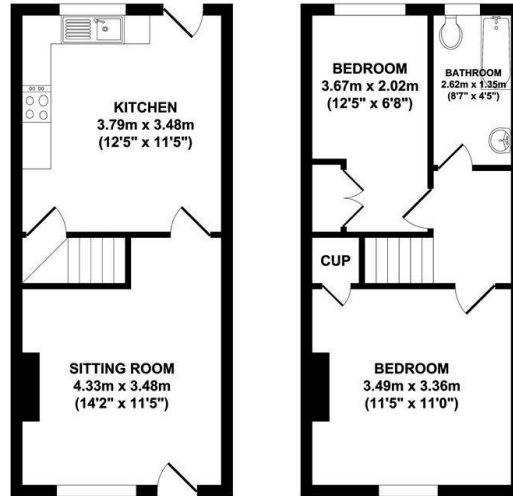
Outside of the property to the rear is access to an attached brick outbuilding. The outbuilding has plumbing for a washing machine, electricity and some additional work tops. It would make a useful utility room.

The rear garden is spacious and mostly laid to lawn. It also has a mature tree, flowerbeds, new fencing and a patio. The current owner has landscaped the rear of the garden, which is a lovely place to relax in the summer. It is a great sized garden and benefits from day long sunshine.





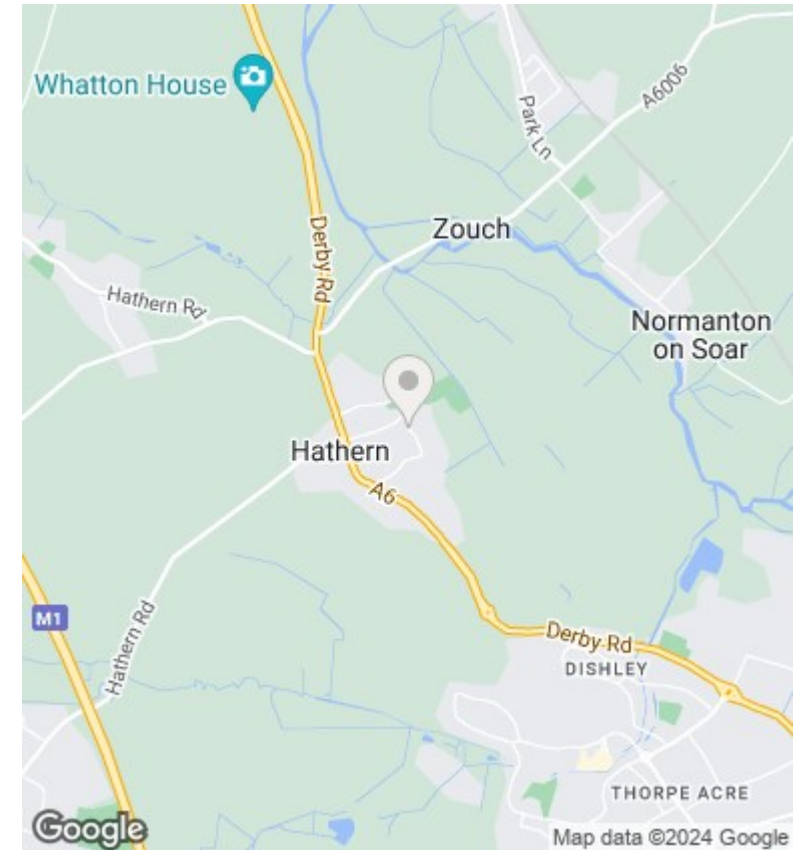
19 Gladstone Street



GROUND FLOOR

FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Directions

Viewings

Viewings by arrangement only. Call 01509 674140 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	