



Old Way, Hathern



**£300,000**

- SUPERBLY PRESENTED DETACHED
- STYLISH MODERN INTERIOR
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GARDEN CONSERVATORY
- LARGE EXTENDED UTILITY ROOM
- FREEHOLD
- EPC rating C



A stylishly finished detached home featuring a quality contemporary interior whilst occupying this horseshoe shaped cul-de-sac amongst a thriving village community.

The living space is superbly presented and would make a great home for the young and growing family or couple seeking a highly convenient village with excellent commuting nearby.

Enter through the composite front entrance door and into a hallway which has ceramic tiled flooring, staircase to the first floor and half glazed door leading to the lounge.

The lounge is partially open plan top the dining area and offers a comfortable space for relaxation centred around a focal point electric fireplace, bay window and archway to the dining area which compliments the lounge with matching contemporary wall coverings. There are French doors from the dining area leading into a pleasant garden conservatory of brick and uPVC double glazed construction with sliding patio doors leading out in to garden ideal for summer entertaining. The conservatory has wood laminate flooring, power sockets and light.



The kitchen faces the garden and offers a high gloss matching range of base, drawers and eye level units with space for a range style oven with gas and electric cooker points, integrated dishwasher and fridge. Chrome sockets and switches, wood laminate flooring, under stairs storage cupboard and a side entrance door which leads into the utility room. The utility space has been created from a former enclosed car port with a superb conversion undertaken creating a large utility space with room for a large chest freezer, plumbing for washing machine and space for tumble dryer, cupboards, drawers and work surfaces and internal cloaks cupboard with front and rear doors from the driveway and to the garden.

Upstairs there are three bedrooms (two doubles), bedrooms one and two both having a range of stylish fitted wardrobes, bedroom three is a single size whilst the contemporary shower room is a recent and modern addition, featuring a modern oversized shower enclosure with mixer shower with rain style shower head and separate attachment, vanity style basin and wc with hidden cistern, heated towel radiator, fully tiled walls and wood laminate flooring.

The property has a front lawned garden and adjacent two car driveway whilst the rear garden has been landscaped with an artificial lower lawn and pergola ideal for summer entertaining and steps leading on to an upper 'real' lawn with surrounding borders and shrubs and a large timber built workshop/storage shed.

Hathern village offers thriving community including primary school, post office shop, country pubs and walks down to the River Soar.

To find the property, proceed from Loughborough north along the A6 Derby Road, continue into Hathern entering on Loughborough Road. Turn right after the Anchor Inn on to Wide Street taking the second left turn in to Dovecote Street, next left in to High Meadow and left at the top of the hill on to Old Way where the property is situated three quarters of the way along on the right hand side as identified by the agent's 'For Sale' board.



ENTRANCE HALLWAY 2.32m x 1.82m (7'7" x 6'0")

LOUNGE 4.07m x 3.87m (13'5" x 12'8")

DINING AREA 3.33m x 2.58m (10'11" x 8'6")

GARDEN CONSERVATORY 4.12m x 2.46m (13'6" x 8'1")

KITCHEN 3.32m x 2.19m (10'11" x 7'2")

BEDROOM ONE 3.69m x 2.97m (12'1" x 9'8")

BEDROOM TWO 2.77m x 2.59m (9'1" x 8'6")

BEDROOM THREE 2.83m x 1.82m (9'4" x 6'0")

SHOWER ROOM 1.95m x 1.70m (6'5" x 5'7")





## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D.

## DISCLAIMER

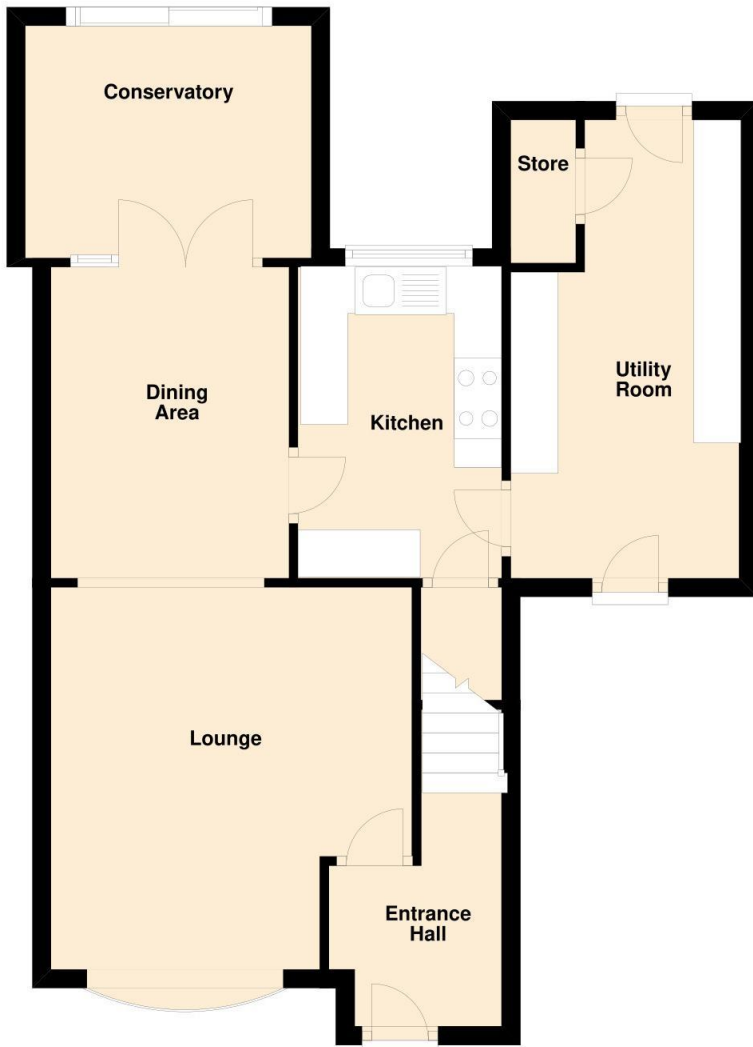
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## REFERRALS

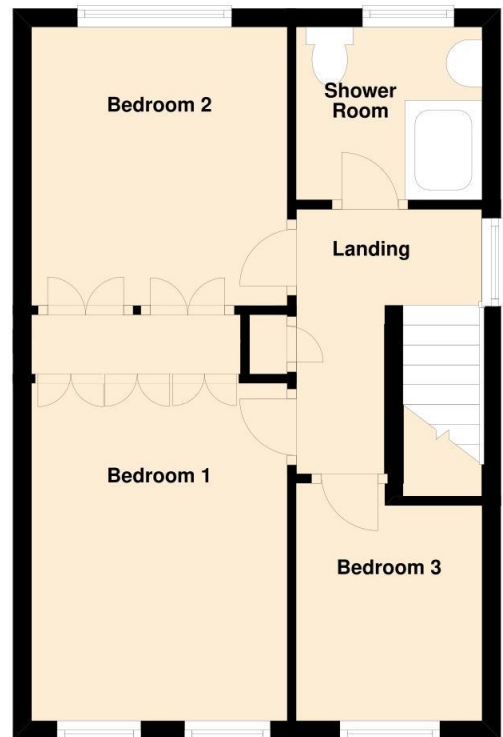
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**Ground Floor**



**First Floor**





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