



Wide Lane, Hathern



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£525,000



Key Features

- IMPRESSIVE PERIOD DETACHED
- LARGE GARDEN PLOT
- OVERSIZED DOUBLE GARAGE
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- REAR FACING DINING KITCHEN
- BEAUTIFUL LANDSCAPED GARDENS
- EPC rating D
- FREEHOLD





An instantly appealing and deceptive detached family home situated upon a larger than average garden plot incorporating an oversized double garage, plenty of parking for the growing family, along with a warm and welcoming interior.

The property has been lovingly improved and styled to a high specification including quality window shutters, open fireplaces and log burner, along with beautiful well stocked gardens and sitting areas.

Enter the home centrally through the hallway and into with the lounge or family room. The generous lounge enjoys a vibrant and stylish finish centred around a large sandstone open feature fireplace, original stripped pine entrance door and a cleverly designed book case square arch which leads through to the dining room.

There is plenty of space for entertaining within the dining room which also lends itself to use as a garden sitting room having french doors leading outside ideal for the summertime.

The family room feels like a cosy snug! With terracotta tiled floor, original stripped pine entrance door, vertical contemporary radiator and centred around a solid oak Adams style fireplace with cast iron log burner (untested). There is a handy ground floor wc leading off this room, along with a glazed door and a pleasant flow into the kitchen.

The quality solid oak dining kitchen features a vaulted ceiling with solid oak beams and Velux window flooding the room with light and space for a dining table or additional island (not included). The kitchen incorporates a full height pull out larder style cupboard, space for a range oven with gas and electric cooker points, quality solid granite work surfaces and a porcelain sink, fitted stainless steel microwave, ceramic tiled flooring and additional entrance with cloaks/hanging space and room for a fridge freezer. Glazed stable door leading into the utility room. the

utility room has slate tiled flooring matching cupboards and work surface with plumbing for a washing machine and space for a tumble dryer, room for coats and boots etc and a rear entrance door leading out into the garden.

The feature staircase has been half height panelled along with copper hand rails, creating a stylish heritage feel and leading upstairs where there are four double bedrooms.

Bedroom one has solid oak flooring and a range of free standing solid oak wardrobes, dual aspect windows overlooking the gardens and an over stairs storage cupboard with hanging rail and space for drawers etc. Bedroom two features a cast iron original focal point fireplace whilst bedrooms three and four both overlook the rear gardens.

The impressive four piece family bathroom incorporates a double walk in shower enclosure with digital Aqualisa mixer shower with rain style shower head and separate attachment and shower board splashbacks. Within the bath area, fully tiled walls, off tap mixer shower within. Chrome heated towel radiator and ceramic tiled flooring.

Great care and attention has been given to the gardens by the present vendors and these are an absolute delight! Immediately outside the rear entrance door is a block paved path/small sitting area with steps leading up to the upper lawn with areas of surrounding borders, shrubs and maturing trees and a central path to an upper level patio meeting with an oversized double garage having a side pedestrian door, twin opening doors, light, power and storage to the roof void. Behind the double garage is a further generous lawned garden situated amongst trees and shrubs along with two additional paved patio areas, one with a pergola, the other enjoying a timber built summerhouse which lends itself to use as a home office/gym etc. The garage features a pumped natural rain water harvesting system to aid watering the gardens and with space behind the garage suitable for storage and garden equipment etc.







To the right hand side of the property is an approach driveway owned by the property but with access for three neighbouring properties leading to their garaging at the rear. Twin five bar gates open to reveal a generous gravelled driveway with enough parking for approximately three to four cars in front of the garage.

Good to know: The property has uPVC double glazing throughout, gas central heating powered by an Ideal combination boiler located just off the kitchen.

ENTRANCE HALLWAY 1.14m x 0.95m (3'8" x 3'1")

LOUNGE 4.72m x 4.04m (15'6" x 13'4")

DINING ROOM 4.12m x 3.33m (13'6" x 10'11")

FAMILY ROOM 3.97m x 4.73m (13'0" x 15'6")

DINING KITCHEN 4.17m x 4.02m (13'8" x 13'2")

UTILITY ROOM 4.25m x 1.53m (13'11" x 5'0")

GROUND FLOOR WC 2.18m x 0.83m (7'2" x 2'8")

BEDROOM ONE 4.82m x 4.06m (15'10" x 13'4")

BEDROOM TWO 4.06m x 2.94m (13'4" x 9'7")

BEDROOM THREE 4.13m x 2.65m (13'6" x 8'8")

BEDROOM FOUR 3.13m x 2.34m (10'4" x 7'8")

FAMILY BATHROOM 3.10m x 1.71m (10'2" x 5'7")

DOUBLE GARAGE 6.84m x 4.85m (22'5" x 15'11")



TO FIND THE PROPERTY

Leave Loughborough along the A6 Derby Road entering Hathern on Loughborough Road and continuing over the traffic lights taking the second turning right onto Wide Lane where the property is situated approximately half way along on the left hand side as identified by the agent's 'For Sale' board.

SERVICES & TENURE 0.00m x 0.00m (0'0" x 0'0")

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 E.

DISCLAIMER 0.00m x 0.00m (0'0" x 0'0")

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS 0.00m x 0.00m (0'0" x 0'0")

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