



Lammas Drive, Hathern



**£235,000**

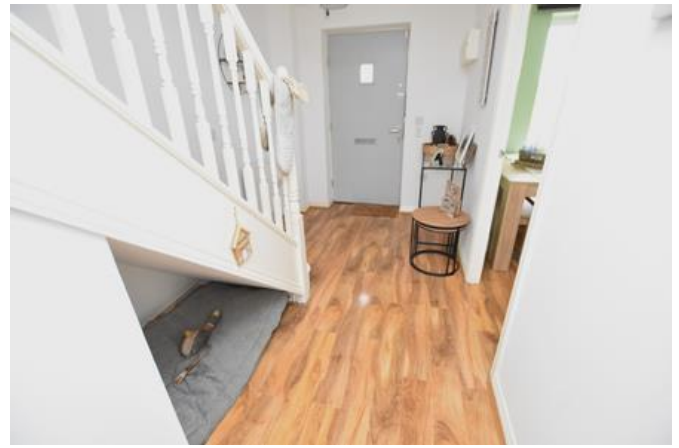
- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- GENEROUS PROPORTIONS
- FULL WIDTH LOUNGE
- FULL WIDTH MAIN BEDROOM
- FEATURE REFITTED BATHROOM
- FREEHOLD
- EPC rating C



This substantial modern three bedroom semi detached house has pleasant views towards the balancing pond and open fields with then footpaths to the centre of the village. The design incorporates a full width master bedroom and a full width lounge whilst the rear garden is private and not overlooked from beyond.

Initially on entry, there's attractive oak effect laminate flooring in what is a broad hallway with useful storage beneath the stairs. The lounge has a focal point of an electric fire with double doors out to the garden and has smart neutral wall decoration.

The kitchen is to the front of the property and has a comprehensive range of storage units at base and eye level with timber work surfaces with inset white ceramic sink unit. The four ring gas hob has an electric oven beneath and stainless steel splashback with extractor hood, plumbing for washing machine, plumbing for a dishwasher and space for a fridge freezer. One of the eye level cupboards discreetly houses the modern Ideal combination gas central heating boiler. Finally at ground floor is the WC with mosaic patterned splashback above the wash hand basin.



At first floor the aforementioned main bedroom has two front elevation windows, one of which is frosted as the previous owners took out the en-suite to create additional space - it is possible to re-instate the en-suite if so required. This is a smart room with wood panelling to one end and reference should be made to the floorplan to fully appreciate its size.

Bedroom two is nicely proportioned and there is a rear aspect double glazed window with a view over the landscaped garden, bedroom three is adjacent and is ideal as a bedroom or study for those working from home.

The family bathroom was re-fitted approximately twelve months ago and is yet another feature of the property with tap mounted shower running from the combination boiler and an electric shower above, wash hand basin with double cupboard and a dual flush low level WC. Dimmable LED lights.

Outside at the front, a paved path leads to a front entrance porch with coloured stone froting the pavement. At the rear, initially there is a paved patio with a single step up to an area with artificial turf, two further tiered sections with coloured stone and the upper decking has rope partially enclosing. The garden is not overlooked from beyond. There is allocated parking to the rear of the property.

Ideal for the first time buyer, professionals or family within a cul-de-sac environment in what is a well regarded village with excellent commuter links, primary school, village shop and local pubs.

To find the property leave Loughborough north along the A6 Derby Road and enter Hathern continuing to the cross junction and traffic lights where you should turn left onto Shepshed Road and next left again into Lammas Drive where the property is situated towards the head of the cul-de-sac on the left hand side as identified by the agent's 'For Sale' board.

HALL 4.58m x 2.09m (15'0" x 6'11")

LOUNGE 4.70m x 3.25m (15'5" x 10'8")

KITCHEN 3.44m x 2.62m (11'4" x 8'7")

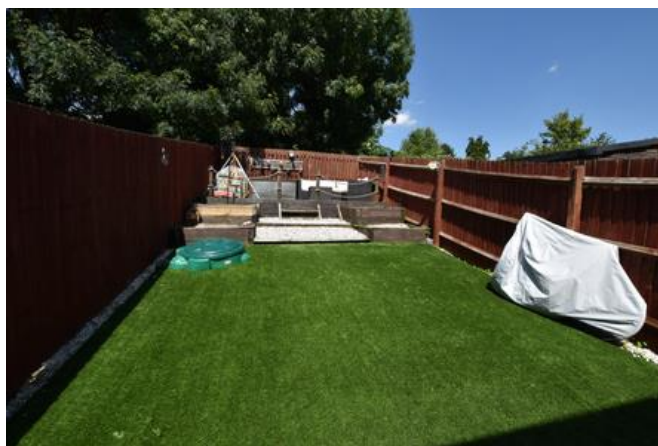
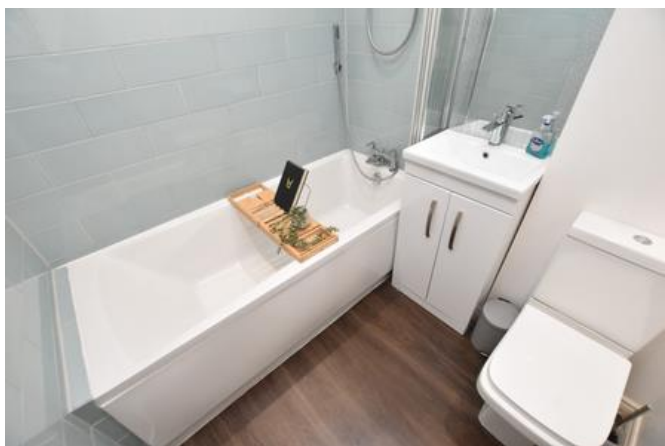
GROUND FLOOR WC 1.88m x 1.03m (6'2" x 3'5")

BEDROOM ONE 4.71m x 3.51m (15'6" x 11'6")

BEDROOM TWO 3.25m x 2.64m (10'8" x 8'8")

BEDROOM THREE 3.30m x 2.01m (10'10" x 6'7")

BATHROOM 2.01m x 1.84m (6'7" x 6'0")





## 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 C.

## DISCLAIMER

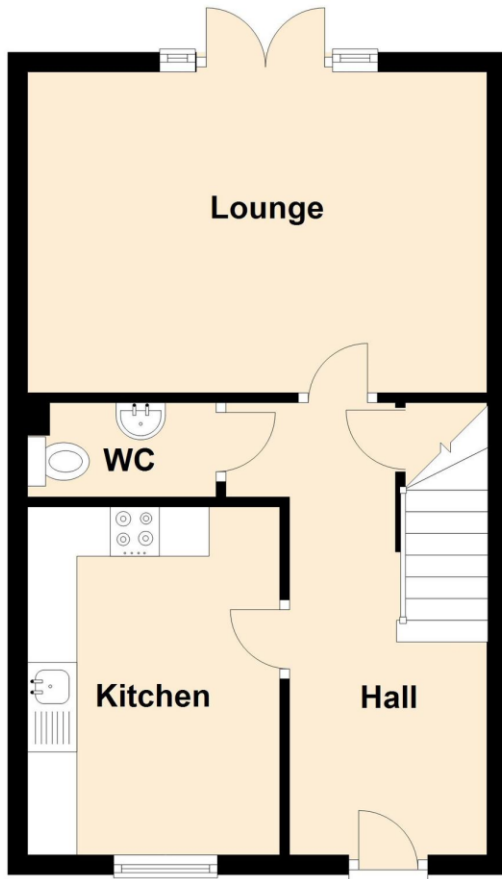
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

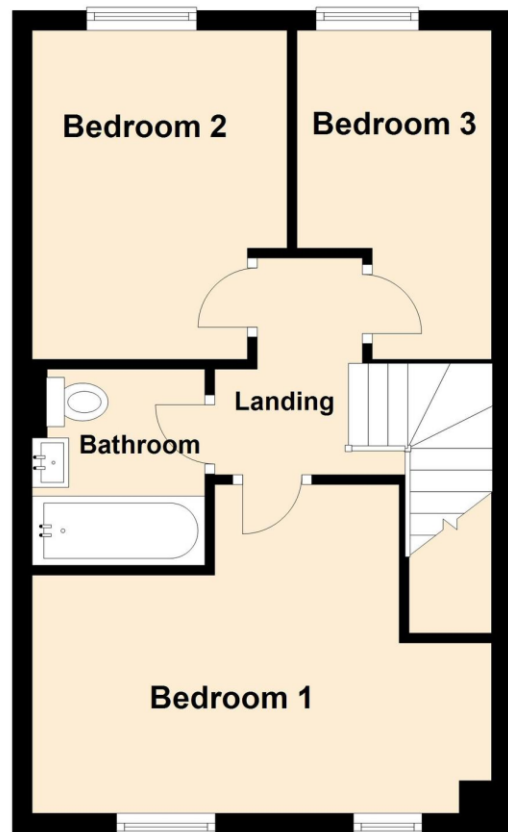
## Ground Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



## First Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



Total area: approx. 73.8 sq. metres (794.7 sq. feet)



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