



High Meadow, Hathern



Offers over £240,000

- THREE BEDROOM SEMI
- BRAND NEW KITCHEN
- EXTENDED ACCOMODATION
- REAR CONSERVATORY
- ATTRACTIVE LANDSCAPED GARDEN
- SPACIOUS LAYOUT
- FREEHOLD
- EPC rating C



Nicely nestled into the sought after village of Hathern this modern three bedroom semi detached house, has been recently upgraded to include a brand new kitchen, installed in 2024. As well as this further upgrades including; a modern shower room, front extension providing a ground floor wc and porch and a rear conservatory that takes full advantage of the westerly aspect. The garden has been beautifully landscaped with raised beds modern decking, whilst still having a lawned area surround by colourful flowers and greenery. Well situated in a quiet cul de sac, but still within walking distance to the centre of the village and the Primary School only minutes walking distance away.

Initially on entry the porch has been decorated and has access via a UPVc door leading through to the wc which has been redecorated with wallpaper above tile splashbacks and also houses the modern circuit breaker. The spacious lounge has a front aspect window, fully redecorated and a useful understairs cupboard for extra storage. The lounge opens through into the dining area with feature wall and timber patterned flooring, with further sliding doors through into the conservatory with further access out into the garden.

The feature kitchen has a range of white storage cupboard units at both base and eye level, four ring gas hob with extractor above and electric over beneath. Plumbing for a washing machine, recess for fridge freezer, double glazed side access door, rear elevation window and LED lighting.



To the first floor the main bedroom is to the front of the property and has a built in double wardrobe and redecorated throughout. The second bedroom is situated at the rear with views over the garden and a double wardrobe and then the third bedroom which could also be used as an office for those working from home and further storage above the stairs.

The shower room benefits from curve retracting doors for ease of access and a dual head shower within with angle pointed rain shower and handheld shower fitment respectively. There is also a ladder design towel rail which provides practicality and heat for the room.

Outside to the front the block paved driveway allows off road car parking and a lawned area leading then through to the left elevation, which is gated and provides access through to a semi covered storage area. To the rear the garden starts with a paved area, with then step up to a decked area which is currently being used as a seating area. Following on from this is a lovely lawned area surrounded with mature plants, there is a paved centre in between to allow access to the bottom of the garden. There is a modern double electric socket attached within the car port area and an outside cold water tap.

Hathern has excellent communication links via the A6 and early viewing is highly recommended.

To find the property proceed along A6 Derby Road into Hathern, turn right onto Wide Street, and follow down until the left hand turn onto Dovecote Street, take the next left and follow the road up, as it breaks in two turn right onto High Meadow and follow the road up to the top. The property is then situated on the right hand side identified by the agents 'For Sale' board.



PORCH 0.86m x 1.43m (2'10" x 4'8")

WC 0.63m x 1.45m (2'1" x 4'10")

LOUNGE 4.38m x 4.54m (narrowing to 3.58) (14'5" x 14'11")

DINING ROOM 2.18m x 3.38m (7'2" x 11'1")

CONSERVATORY 2.12m x 2.15m (7'0" x 7'1")

KITCHEN 2.11m x 3.31m (6'11" x 10'11")

FIRST FLOOR LANDING 0m x 0m (0'0" x 0'0")

BEDROOM ONE 2.62m x 3.6m (8'7" x 11'10")

BEDROOM TWO 2.46m x 3.58m (8'1" x 11'8")

BEDROOM THREE 1.78m x 2.36m (5'10" x 7'8")

SHOWER ROOM 1.93m x 2.33m (6'4" x 7'7")





SERVICES AND 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

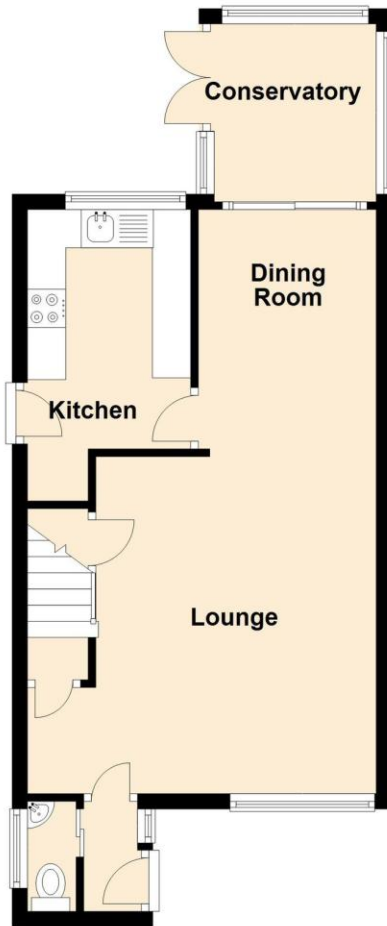
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

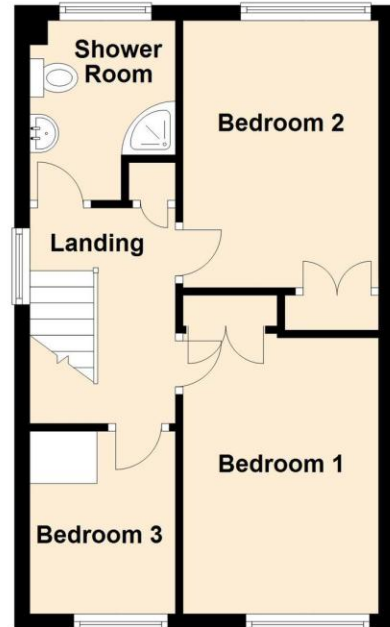
Ground Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



Total area: approx. 77.4 sq. metres (833.1 sq. feet)





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