



Doble Crescent, Hathern



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£450,000

- MODERN SPACIOUS PROPERTY
- FOUR DOUBLE BEDROOMS
- POPULAR VILLAGE LOCATION
- DOUBLE GARAGE & DRIVE
- GAS CENTRALLY HEATED
- DOUBLE GLAZED
- FREEHOLD
- EPC rating B



This generously proportioned four-bedroom property is more than just a house, it's a place ready to become your home. Nestled in the heart of the thriving village of Hathern, both the home and its surroundings have so much to offer. From scenic countryside walks and charming local pubs to excellent commuter links, this could be the home you've been waiting for.

Step inside to a spacious entrance hall, offering plenty of room for coats and shoes while creating an open, welcoming feel. A convenient downstairs WC is located just off the hallway. The lounge and kitchen-diner both feature doors leading directly to the garden, filling the space with natural light and offering an ideal setup for summer entertaining.

The kitchen-diner is well equipped with integrated appliances, including a microwave, AEG electric grill and oven, four-ring gas hob, and Hotpoint dishwasher. A separate utility room provides additional storage and plumbing for a washing machine and tumble dryer. There's also a generously sized ground-floor room currently used as a bedroom, which would also make a fantastic office, playroom, or second reception room.



Upstairs, the spacious landing and large window create a bright and airy feel that sets this home apart. Three of the four bedrooms are good sized doubles, two of which include built-in wardrobes. The master suite features fitted wardrobes and a modern en-suite bathroom, offering a touch of everyday luxury. The fourth bedroom is larger than a standard single and could easily serve as an office, playroom, or even a walk-in wardrobe. The family bathroom includes both a separate bath and shower—perfect for busy family life.

Outside, the tiered garden is arranged over three levels, providing flexible outdoor space for relaxing or entertaining. A double garage adds yet more practicality to this fantastic family home.

To find the property, from Loughborough Road (A6) head north in to the village of Hathern. Almost all the way through the village turn right into Goodacre Road then take the first right onto Doble Crescent and follow the road around until you see the Newton Fallowell for sale board on the left hand side.



ENTRANCE HALL

GROUND FLOOR WC

LOUNGE 6.23m x 3.61m (20'5" x 11'10")

KITCHEN DINER 6.23m x 4.01m (20'5" x 13'2")

UTILITY ROOM 2.44m x 1.67m (8'0" x 5'6")

OFFICE 3.14m x 3.51m (10'4" x 11'6")

BEDROOM ONE 4.05m x 4.3m (13'4" x 14'1")

EN-SUITE 2.08m x 1.41m (6'10" x 4'7")

BEDROOM TWO 3.01m x 3.61m (9'11" x 11'10")

BEDROOM THREE 3.01m x 3.21m (9'11" x 10'6")

BEDROOM FOUR 3.12m x 2.55m (10'2" x 8'5")

BATHROOM 2.08m x 2.8m (6'10" x 9'2")





SERVICES & TENURE

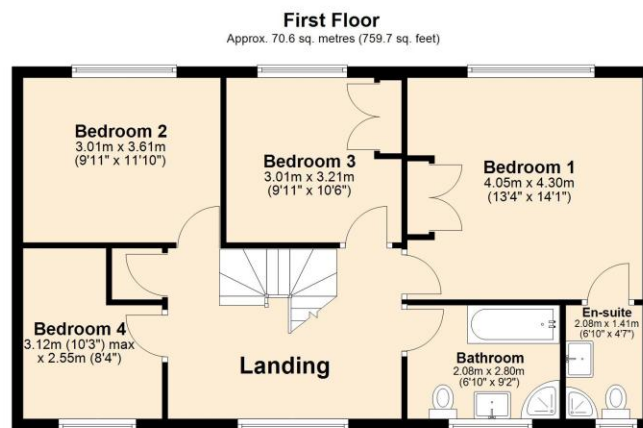
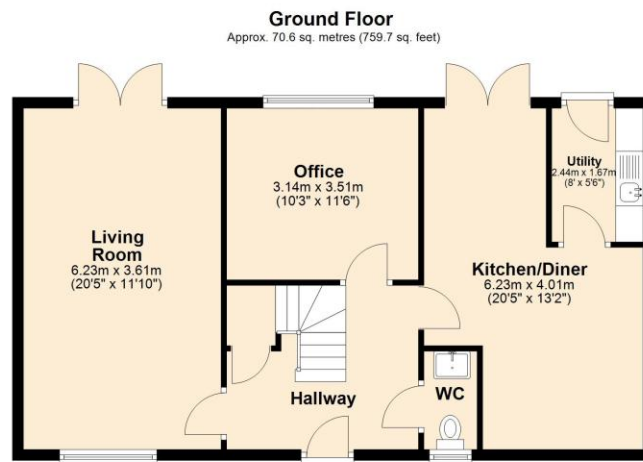
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band E.

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.

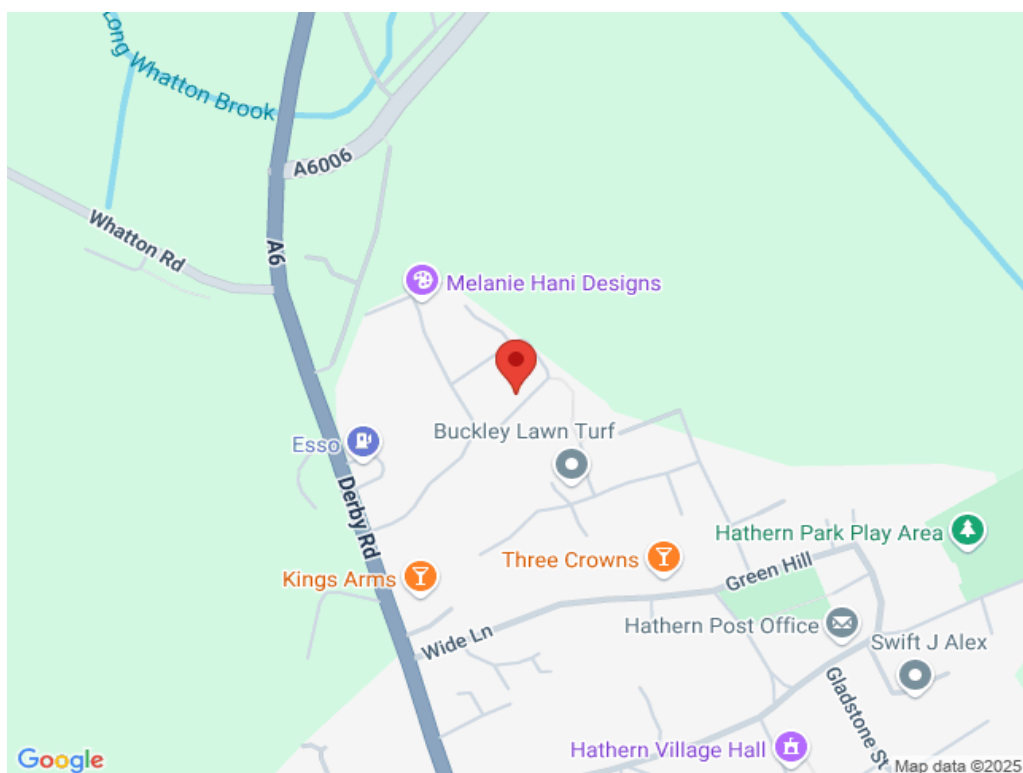
REFERRALS

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.



Total area: approx. 141.2 sq. metres (1519.4 sq. feet)





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