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Charnwood Rise, 79 Loughborough Road, Hathern
LE12 5HY



Overview

Elite Homes are pleased to bring Charnwood Rise to the market. This 4 bedroom detached home offers 3,381 sq ft of versatile accommodation, a 111 ft private driveway with ample parking for a large number of vehicles, standing on a plot of approximately 0.4 acres.

With three reception rooms and a Dining Kitchen this family home has vast living accommodation which can flex to suit the needs of a modern family. There are 2 En-suites, a Family Bathroom and an additional Wet Room.

This delightful property is well screened from the road and is approached through electric gates and along a driveway flanked by mature gardens.

Key Features

- Fantastic 0.4 acre plot with field views.
- Long private driveway with electric gates.
- Circa 3,381 sq ft of flexible accommodation
- Stunning master bedroom suite with dressing room, roll top bath and ensuite shower room.
- 3 reception rooms and study
- Utility and downstairs shower room
- Beautiful established gardens.
- Double garage and electric car charging station
- No upward chain

Accommodation

The spacious Reception Hall gives a dramatic entrance to this quality family home. The stone and wrought iron staircase is a true feature enhanced by the tile flooring.

The large Living Room features a living flames effect gas fire, set in a dog grate in an antique marble fireplace and takes fully advantage of the views of the south facing garden with direct access to the patio area. The L-shape design allows for a formal dining area if required.

On a more informal note the Dining Kitchen is spacious and can accommodate a kitchen table for day to day family meals. The shaker style Kitchen, with centre island, offers all the mod-cons expected including an integral fridge/freezer, dishwasher, microwave, double electric oven, five ring gas hob and a two ring halogen hob making this a great cooks kitchen. It is easy to imagine this as the heart of a modern family home as well as a fantastic entertaining space.

With French doors on to the garden the Family Room is a flexible space which could be used as a separate Dining Room or Playroom. The wood burning stove would also make this a super Snug.

There is a further Reception Room which also over looks the garden. This would make a great Bedroom/Office/Study, Games Room, TV Room or even Music Room highlighting the versatility of this modern family home.

The downstairs accommodation is completed with a good sized Utility Room with plumbing for a washing machine and a drier, a Wet Room/Guest Cloakroom, and a Boot Room that has plenty of room for coats, boots and pushchairs.

Upstairs the generous Galleried Landing leads to the Master Suite. With a feature fireplace, solid oak floor and a balcony enjoying garden, this truly is a bedroom haven. Double doors lead to the Dressing Room, which incorporates fitted wardrobes and dressing table as well as a freestanding bath. Polished slate flooring throughout leads into the en-suite. A further door leads to the En-suite Shower Room.

The second Bedroom also has an En-suite and there are 2 further Double Bedrooms and a Family Bathroom has a Jacuzzi, his & hers sinks and under floor heating, completing the accommodation on the first floor.

Outside is an integral double garage with bespoke Brazilian mahogany doors and electric car charging station.

The grounds are mature and well maintained with a variety of shrubs and trees. The well-proportioned lawn would equally suit a impromptu football match, rounders game or even garden party leaving options for all the family members.

Location

Hathern is situated, just north of Loughborough and is within easy reach of Nottingham, Leicester & Derby. The M1 and M42 is close by making Hathern a desirable village location with easy commuter access and a rail link with a direct line into St Pancras.

The village has an active Parish Council and is served by 2 Pubs, a doctors surgery, a Post Office and Stores, a Bakery, as well as a Farm Café and Deli.

Council Tax Band: G







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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