

# Wide Lane

Hathern, Loughborough, LE12 5LN

John   
German











## Wide Lane

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Offers Over £600,000

Dating to the 17th Century, this simply stunning Grade II listed property enjoys a mature and private plot in the heart of the village. Boasting extensive and characterful accommodation, as well as a heated swimming pool.



Situated in the Charnwood village of Leicestershire to the North of Loughborough, the property is well placed for commuters looking to access the M1 motorway, Derby, Nottingham or the university town of Loughborough itself.

Presenting a wealth of period features, the property dates back to the early 17th Century, but has undergone extensive renovation and restoration over recent years, including Yorkshire Sash windows, and now presents a beautiful and versatile family home. With extensive mature gardens, off road parking and a garage, this offers an excellent opportunity for families looking for something special.

The mature garden plot is a particular highlight of the property, offering privacy rarely found in the heart of a village such as this. Having been landscaped to create and define distinct useable spaces, the garden comprises a patio/terrace to the immediate rear of the property, giving views of the pond. Beyond this, a lawned area is flanked by planted and maintained borders, hosting a variety of flowers and shrubs. An oak pergola incorporates a further seating area, with views offered back towards this exceptionally attractive property. Beyond this, circular block paving encases a delightful rose bed with central bird bath, surrounded by low box hedging as well as a bench and vegetable patch with timber planters. Towards the rear boundary, two sets of iron gates give access through to the walled pool area, with a charming Victorian style greenhouse, summerhouse and access to the pool changing room with sauna.

Internally, this family home beautifully combines the charm of a characterful cottage with the conveniences of modern living.

The kitchen is from the renowned manufacturer Mark Wilkinson and comprises a range of both eye level and base units, granite work surface and integrated appliances including a gas fired Aga which offers a focal point to the room, in addition to a Miele oven, fridge, freezer, one and a half bowl sink and dishwasher. The Aga is framed by the exposed brick chimney above and tiling behind.

The adjoining dining room is an inviting and sociable reception space. With extensive beams to the ceiling and windows to both the front and rear aspects, the exposed brick inglenook fireplace commands attention, hosting a multifuel stove and a built-in log store.

Continuing through, the main reception room has further beams to both the ceiling and walls, with an additional multifuel burner set within an exposed brick fireplace and a window looks out over the front. There are stairs down to the basement which is fitted out as a utility room with storage units, work surface and appliance space with plumbing for a washing machine. In addition to the utility area, the room offers a generous storage space.

Completing the ground floor is a bedroom and adjacent shower room which would be ideal for an older relative or as a guest bedroom. The bedroom is an excellent double, featuring integral storage as well as dual aspect windows overlooking the rear garden. The refitted shower room hosts a contemporary suite with an enclosed shower cubicle, low level dual flush WC and wash hand basin with storage.

To the first floor, the landing is spacious and has further beams, with doors to two of the bedrooms and the family bathroom.

Bedroom one is generously sized and benefits from a full length integrated wardrobe with dual aspect windows, allowing natural light to flood in.

The second bedroom is also very well proportioned, again double with a window to the front and exposed beams to the walls.

Beautifully presented, the family bathroom hosts a white suite incorporating a tiled shower enclosure, freestanding bath, low level WC and vanity wash hand basin. There is tiling to the floor, exposed beams to the walls, spotlights, chrome heated towel rail and also a separate feature radiator/towel rail combination.

Heading up to the second floor, the dedicated study/home office currently provides an ideal space for home working, having extensive exposed beams and a door through to a sizeable storage space.

Servicing the swimming pool, the pumphouse/changing room is an excellent space. Having a kitchenette, with changing room/wet room hosting a shower, WC and sink. There is also a sauna and boiler room with gas fired boiler and heat exchanger servicing the swimming pool.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA/17072023

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band D





















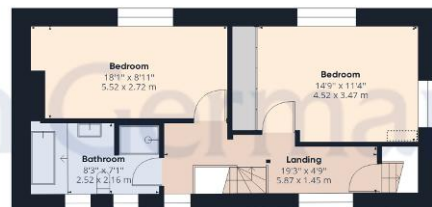




Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3

**Approximate total area<sup>(1)</sup>**

2090.03 ft<sup>2</sup>

194.17 m<sup>2</sup>

**Reduced headroom**

42.73 ft<sup>2</sup>

3.97 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Agents' Notes

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## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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