

Alexanders
MarketMakers.

Loughborough Road
Hathern

- Four bedroom detached family home
- Stunning open-plan living/kitchen/dining room
- Beautiful dual-aspect sitting room with bay window
- Garden room with rear aspect views
- Main bedroom with en suite and Juliet balcony
- Landscaped rear garden with open countryside views
- Versatile garden studio with power and lighting
- Detached double garage and ample off-road parking
- EPC Rating D / Council Tax Band E / Freehold

Situated on the ever-popular Loughborough Road in Hathern, this spacious four bedroom detached home occupies a generous plot with attractive open countryside views to the rear. The property offers beautifully presented and versatile accommodation, together with a stunning landscaped garden and detached double garage.

Internally, the property offers a wonderful balance of generous living space and practical family accommodation, with the impressive open-plan living, kitchen and dining room forming the heart of the home. The beautiful dual-aspect sitting room, bright garden room and particularly attractive main bedroom with en suite and Juliet balcony overlooking the countryside are just some of the highlights.

Outside, the beautifully landscaped rear garden provides a lovely private setting with established planting, generous lawned areas and open countryside views, together with a versatile studio with power and lighting. To the front, a driveway leads to the detached double garage, providing excellent off-road parking and useful additional space.









Accommodation:
The accommodation is particularly well balanced and offers a lovely combination of spacious everyday living and excellent entertaining space. The heart of the home is the stunning open-plan living, kitchen and dining room, centred around a striking central island, with a separate utility room providing useful additional space. A beautiful dual-aspect sitting room is enhanced by a bay window and feature fireplace, while the bright garden room enjoys lovely views across the rear garden and benefits from double doors opening directly outside. A useful downstairs WC completes the ground floor.

To the first floor are four well-proportioned bedrooms and a family bathroom. The main bedroom is a particularly attractive room, enjoying an en suite shower room and Juliet balcony overlooking the rear garden and open countryside beyond. The remaining bedrooms provide generous and versatile accommodation, suitable for family, guests or home working.

Gardens and land:
The property occupies a generous plot with an attractive landscaped rear garden, thoughtfully designed with established planting, lawned areas and a variety of mature greenery. The garden enjoys a wonderful open aspect across the surrounding countryside, creating a particularly attractive setting for outdoor entertaining and relaxation.



A versatile detached studio provides an excellent additional space, whether used as a home office, hobby room or creative space, and benefits from both lighting and power.

To the front, a driveway provides ample off-road parking and leads to a detached double garage, offering useful additional parking, storage or workshop space.

Location:
The property is situated on Loughborough Road in the popular village of Hathern, which offers a range of everyday amenities including a village shop, public house and primary school, together with pleasant countryside and walking routes.

Hathern is ideally positioned for access to Loughborough, with the town providing an excellent range of shopping, leisure and educational facilities. The village also offers convenient access to the M1, East Midlands Airport and surrounding towns, making the location particularly well placed for commuters.

Method of Sale:
The property is offered for sale by Private Treaty.



Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band E.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.


Alexanders


Alexanders


Alexanders


Alexanders

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

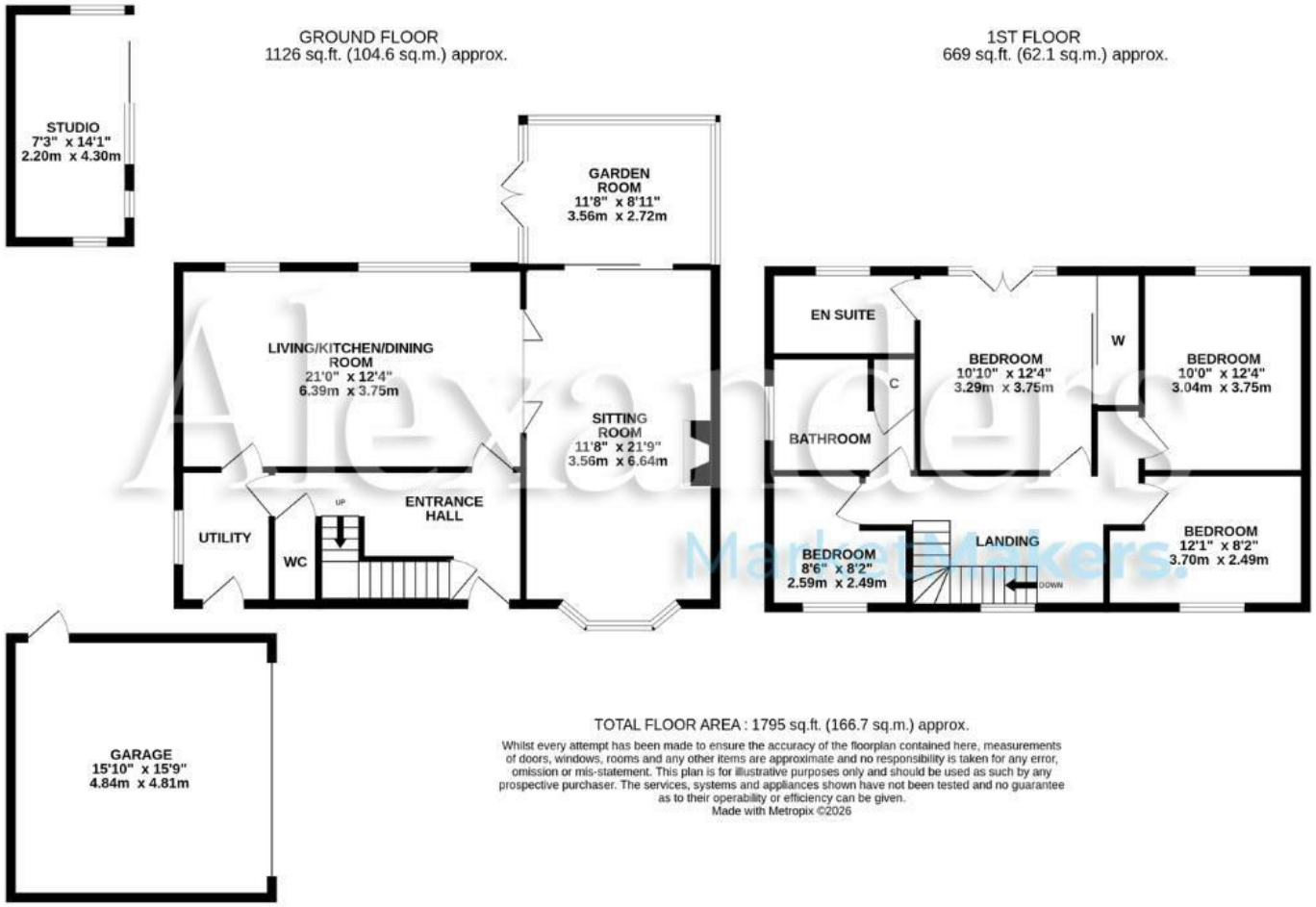
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

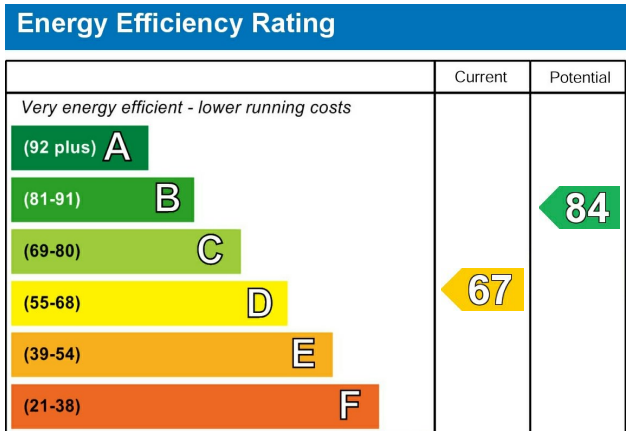
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

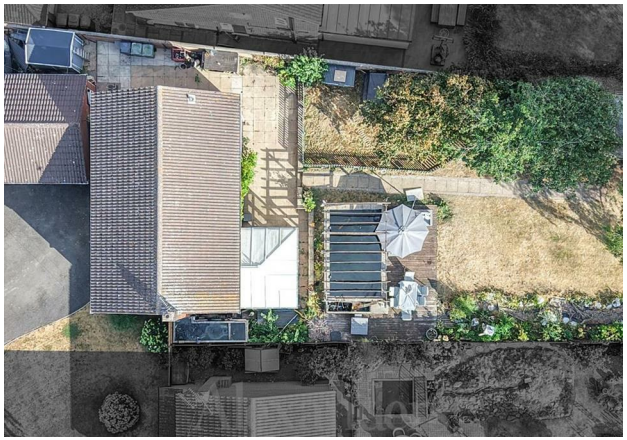
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.









Alexanders
MarketMakers.