



Loughborough Road | | Hathern | LE12 5HZ

Asking price £525,000



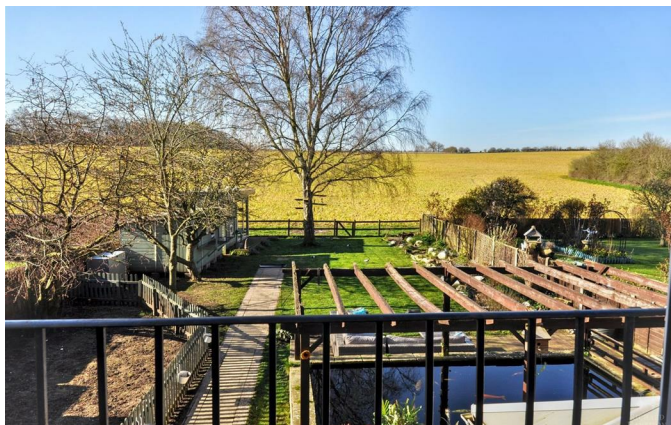
**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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Occupying an exceptional plot and elevated position on an exclusive private drive setting, this detached home backs onto open fields along with a modern detached home office building at the rear of the garden enjoying the views. The property has been updated to provide a stunning open plan dining kitchen with a super-size island and a range of units, there is a hall, w/c, utility room, larger than average lounge and a large conservatory. The first floor offers four bedrooms with master en-suite and Juliet balcony overlooking the fields to the rear. There is a family bathroom, double garage and extensive gardens front and rear. The property is set within this highly regarded and much sought after village with local shops, pubs and school.



- Modernised Detached Home
- Private Driveway Setting
- Modern Home Office Building
- Master with En-Suite
- Stunning Dining Kitchen
- Stunning Open Field Views
- Particularly Large Plot
- Four Bedrooms
- Juliet Balcony to the Rear
- Large Lounge and Conservatory



*"Occupying
an Elevated
Position"*



Entrance Hall

A lovely spacious hallway with staircase rising to the first floor landing.

W/c

Fitted with low level flush w/c, wash hand basin and window to the front.

Lounge

A much larger than average lounge, with bay window to the front, sliding patio door to the rear and a feature fireplace.

Living/Dining Kitchen

A superb open plan space, ideal for entertaining and everyday family living, with a stunning luxury kitchen by Wren, with a super size island and a range of units in a beautiful soft two-tone colour scheme. There are solid quartz working tops, integrated appliances and space for american style fridge freezer. Adjacent to the dining space is a large picture window overlooking the garden and countryside views beyond.

Utility Room

Fitted with a range of units, space for appliances, window to the rear and door to the side.

Conservatory

A large room enjoying superb views over the garden, with French doors to the side and tiled flooring.

First Floor Landing

With picture window and access to all rooms -

Bedroom 1

A spacious room with a range of built in wardrobes. The real standout feature of this room is the Juliet balcony to the rear, overlooking the garden and views beyond.

En-Suite

Fitted with a shower, low level flush w/c and wash hand basin.

Bedroom 2

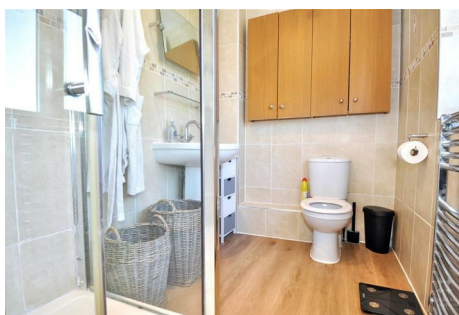
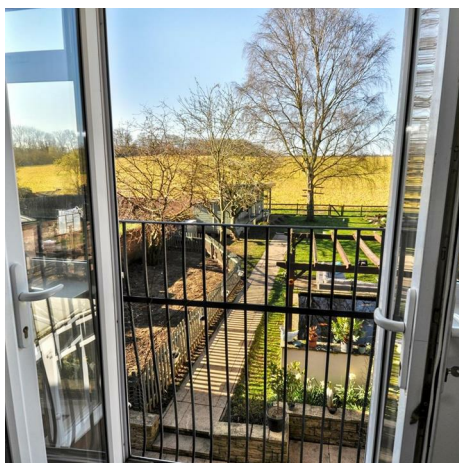
With window to the rear.

Bedroom 3

With window to the front.

Bedroom 4

With window to the front.



Bathroom

A family bathroom with window to the side, low level flush w/c, wash hand basin and bath with shower over.

Outside

The property sits in an elevated plot on a private shared driveway of only three properties, giving this property setting a feeling of exclusivity and with the added benefit of a detached double garage and driveway. The rear garden is sizeable, with patio, feature raised pond, lawn and a superb Home Office/Studio.

Home Office/Studio

A contemporary detached building overlooking the field views, making this an ideal retreat for peace and quiet, or as a superb self contained work from home space.

The Area

The village offers a vibrant array of typical village amenities, including small independent shops, pubs and primary school. The local road network is excellent, with links on the A6 to nearby Loughborough and Kegworth, onwards to the M1 and East Midlands Airport. There are many picturesque walks nearby across rambling countryside.

Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only

and should not be relied upon as statements of fact.

- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.

- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.

- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.

- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.

- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.

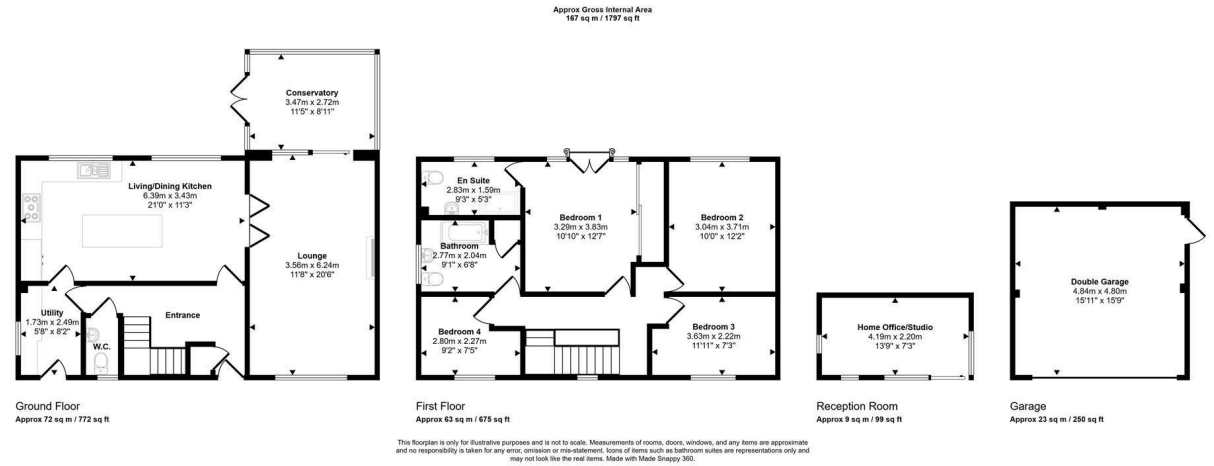
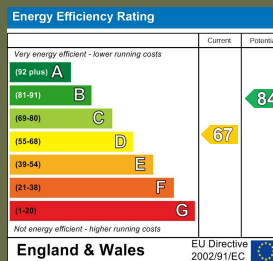
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.

- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



*"Stunning
Open Field
Views"*





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