



Smiths  
your property experts



# Edward Phillipps Road

## Hathern

- Immaculate and modern detached family home
- Built by David Wilson Homes in 2012
- Beautiful outlook over open countryside to the front
- Spacious and well-thought-out internal layout
- Kitchen, living, and dining area with a utility cupboard
- Four good-sized bedrooms and two bathrooms
- Secure carport driveway and a single garage
- Lovely, landscaped south westerly facing gardens

### General Description

Smiths Property Experts offer to the market this beautifully maintained four-bedroom detached property, constructed by David Wilson Homes in 2012. The property is situated on a small development on the edge of the village of Hathern, overlooking open countryside to the front.

There are lovely walks available, and the village is ideally placed for excellent access into nearby Loughborough, and with superb M1/A50/M42 road links all within 3 miles. The property occupies a private position on a private shared driveway with no passing traffic and a green outlook. There is a covered carport with off-road parking for several vehicles, garaging, and private landscaped south westerly facing rear gardens.







## The Property

The property has an impressive floor area measuring approximately 1,369 square feet with accommodation laid over two floors. A spacious entrance hall, with a WC and under-stairs storage, provides access to the first-floor landing. There is a lovely bay-fronted sitting room, and a modern family kitchen space to the rear. The kitchen has a dining and living area, a utility cupboard, and two sets of glazed doors opening onto the private sunny rear gardens. Of note are the bedrooms, all four capable of taking double beds and accessed from a spacious central landing with an airing cupboard. There is an immaculate four-piece family bathroom with a bath and a separate shower. The main bedroom affords a lovely en-suite with a double-sized shower, and there are built-in wardrobes in both the main and second bedrooms. A new Worcester boiler was fitted in November 2021.

## The Outside

Set back and elevated from this private shared driveway with lovely views of open countryside to the front, there are low-maintenance front gardens, and to the right-hand side, a private driveway. The drive is in large part covered by a substantial carport area with power and lighting, as well as an electric roller door to the front. To the back of the driveway is a good-sized single garage.



The rear gardens afford afternoon sun, with a south-westerly and private aspect, landscaped with a central lawn, two patio terraces (one with a timber pergola over), and a pathway down to the bottom. There is a useful timber shed behind the garage, and an array of evergreen shrubbery along the borders.





## The Location

The village provides easy access to Loughborough (1 mile by car) and major road networks, including the M1, M42, and A50. There is a full range of amenities, including excellent bus routes, such as the Skylink, which provides fast access to East Midlands Airport, Loughborough, Derby, and Leicester. The area offers regular community events, a selection of public houses and ample opportunities for local walks, including along the River Soar and the associated canal network. Additionally, there is a primary school in the village.

## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: E.

Local Authority: Charnwood Borough Council.

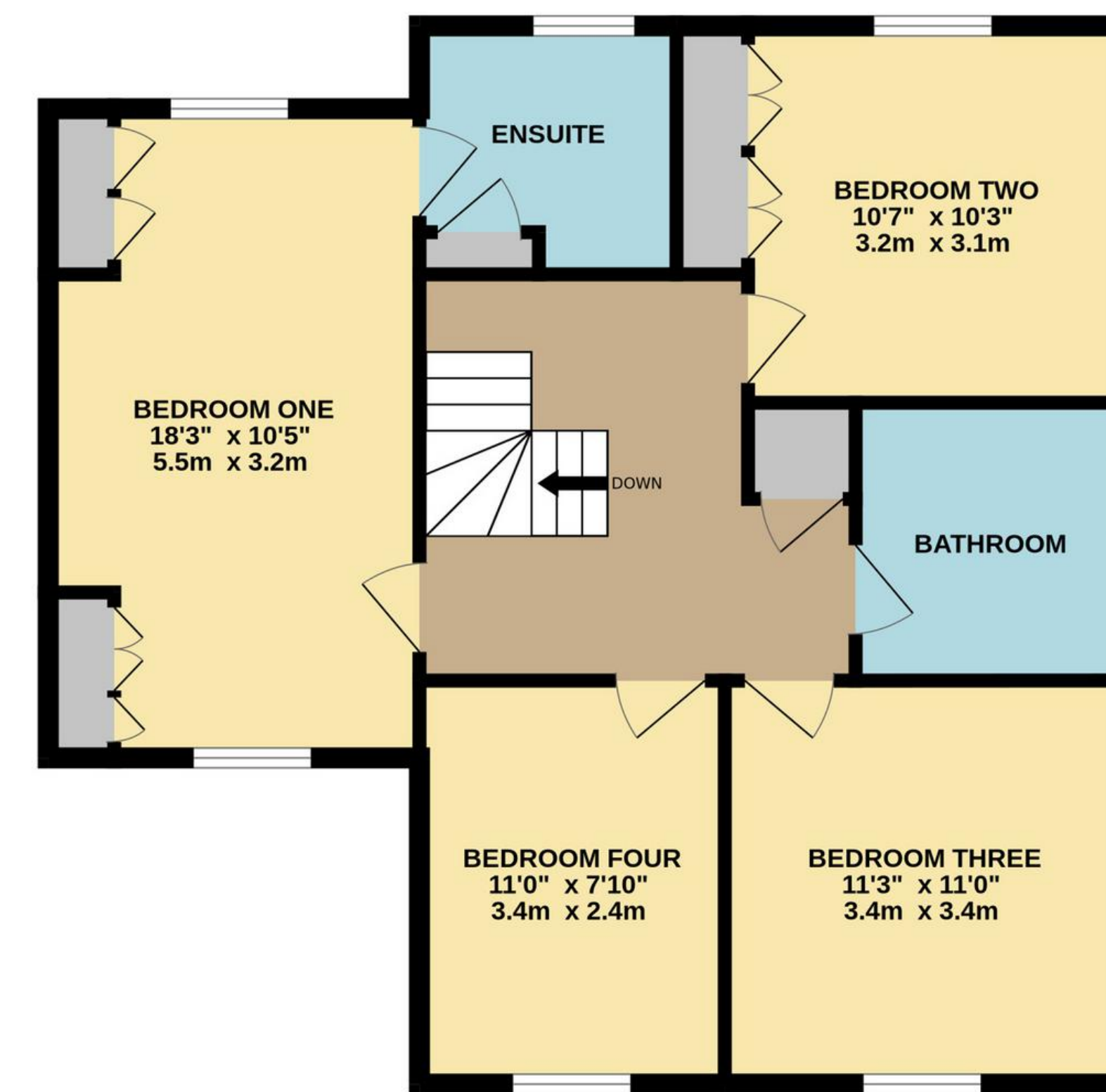
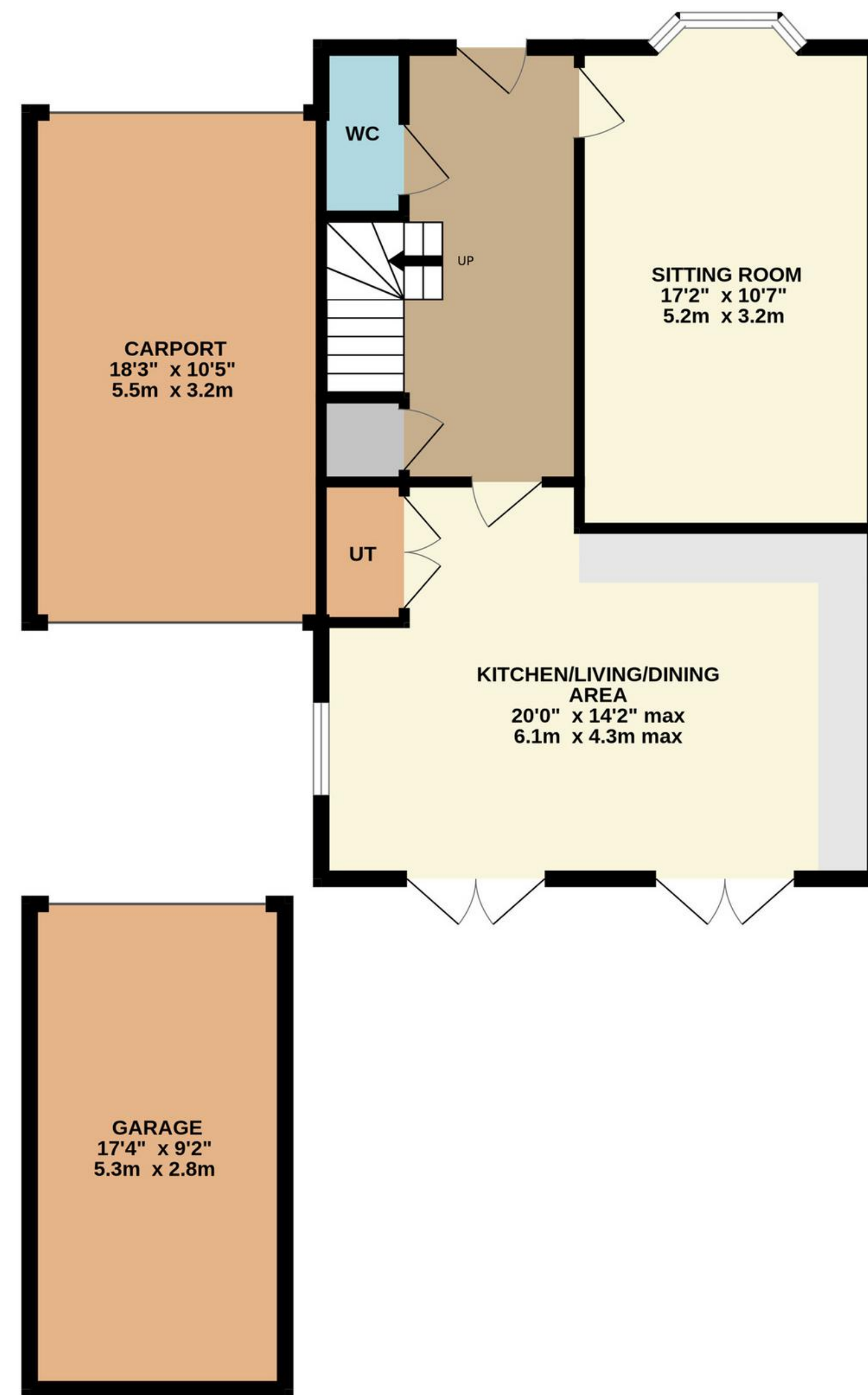
Maintenance Charge: approx. £300 per annum.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.







TOTAL FLOOR AREA : 1717 sq.ft. (159.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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