



Smiths
your property experts

Doble Crescent

Hathern

- Beautifully presented detached family home
- Built in 2017 and sold with the remaining warranty
- Corner plot with open countryside views to the front
- Well-laid-out living space perfect for modern family life
- Four good-sized bedrooms and two bathrooms
- Modern kitchen/diner with a separate utility room
- Lovely private gardens with a south westerly aspect
- Private driveway and a detached garage

General Description

Smiths Property Experts are delighted to introduce to the market this superb detached family home occupying a corner plot within this popular development in the sought-after village of Hathern. Built in 2017 by William Davis, the property enjoys a fabulous open aspect to the front with far-reaching views, and a private, mature rear garden with a south-westerly aspect. The well-laid-out living accommodation is perfect for modern family life and includes four bedrooms, two bathrooms, a bay-fronted sitting room, and a kitchen/diner with a utility room.







The Property

The property is being sold with the remainder of its NHBC warranty and benefits from uPVC double glazing and gas central heating. Entered via a front door into a spacious hallway, with Karndean flooring which continues through to the kitchen. There are stairs off to the first floor, a useful cloakroom and a ground-floor WC complete with a wash-hand basin.

There is a sitting room with a bay window and a spacious kitchen/diner with French doors leading to the rear garden. The kitchen is fitted with a range of gloss wall and base units and integrated appliances, including a fridge, freezer, dishwasher, a built-in double oven, and a four-ring gas hob with an extractor hood. A useful utility room has plumbing for a washing machine and a tumble dryer and a convenient door to the driveway.

On the first floor, there are four good-sized bedrooms and a three-piece family bathroom. The principal bedroom enjoys a dual aspect, countryside views and benefits from fitted wardrobes and an en-suite shower room.

The Outside

Outside, the property sits on a delightful corner plot, with far-reaching countryside views to the front. There is a pathway to the front door, with established flower borders which extend to the side of the plot. To the right-hand side, there is a driveway providing off-road parking and access to a detached brick garage.

The rear garden is a particular feature of the home, being private and fully enclosed with a south-west facing aspect. Mainly laid to lawn with a seating terrace, a variety of trees and shrubs, and several other seating areas, perfect for enjoying the evening sun.







The Location

The village offers convenient access to Loughborough (1 mile by car) and to major road networks, including the M1, M42, and A50. It has 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 hosts regular community events. There is a selection of public houses, and ample opportunities for local walks, including along the River Soar and the associated canal network. There is also a primary school in the village.

Property Information

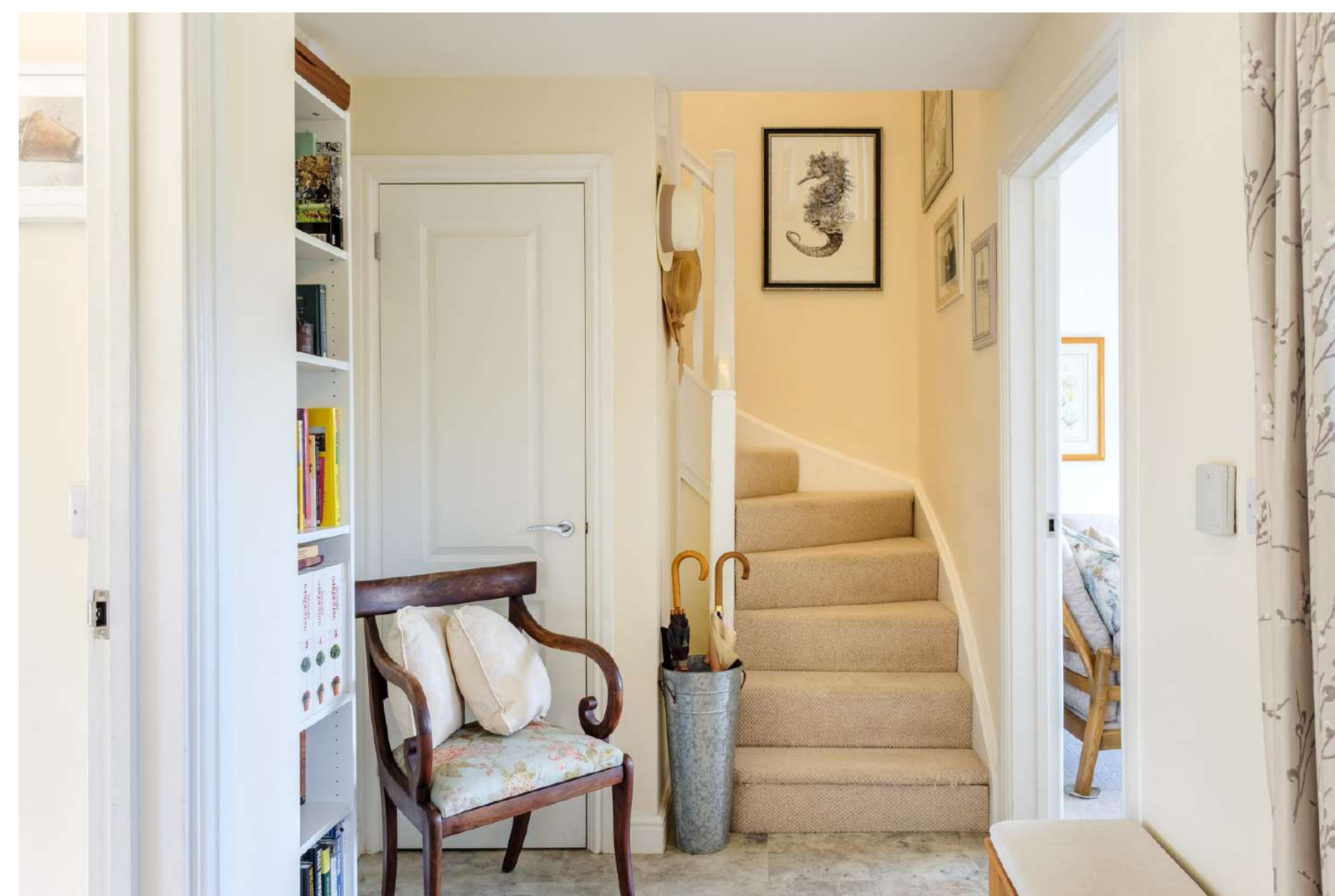
EPC rating: B.

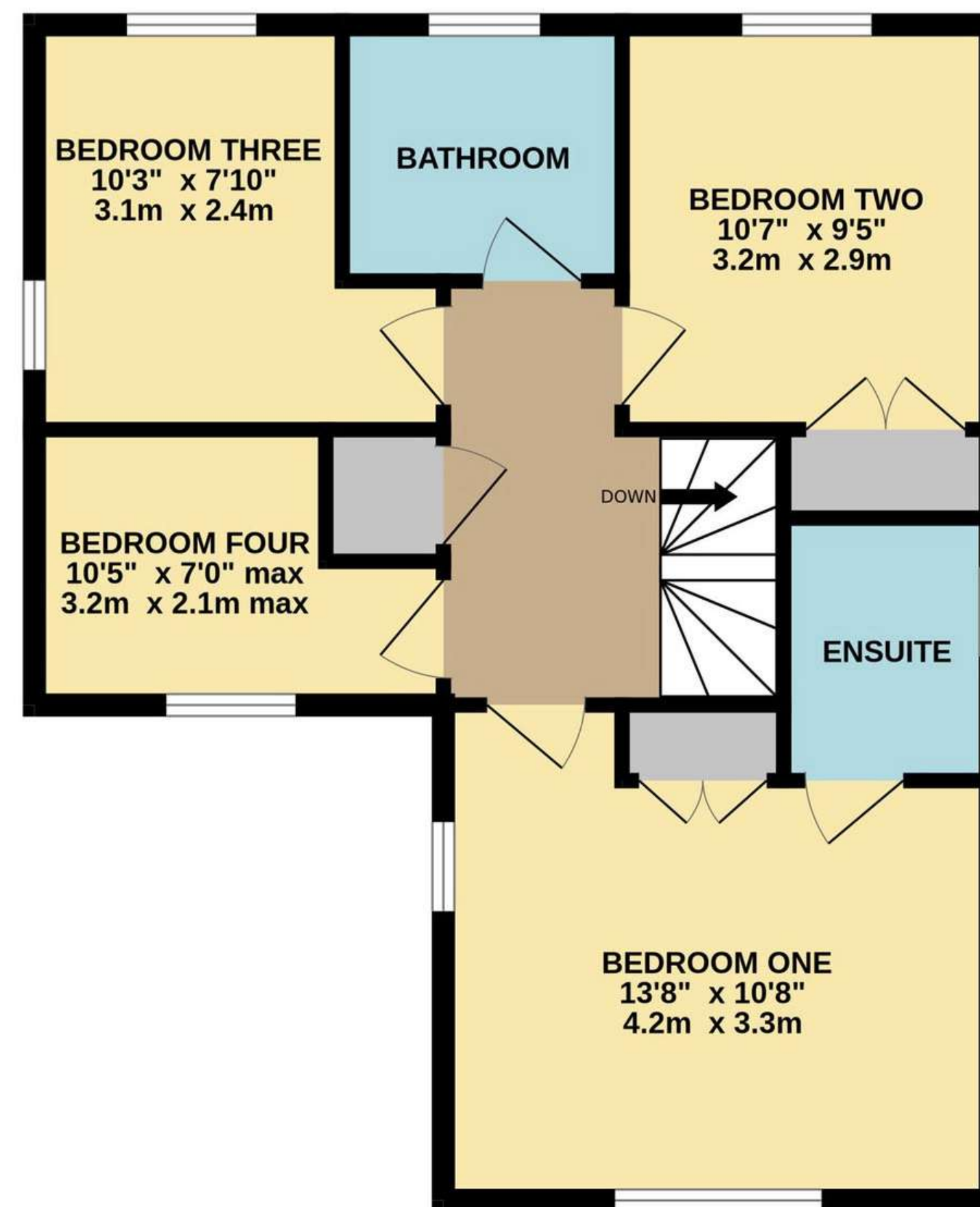
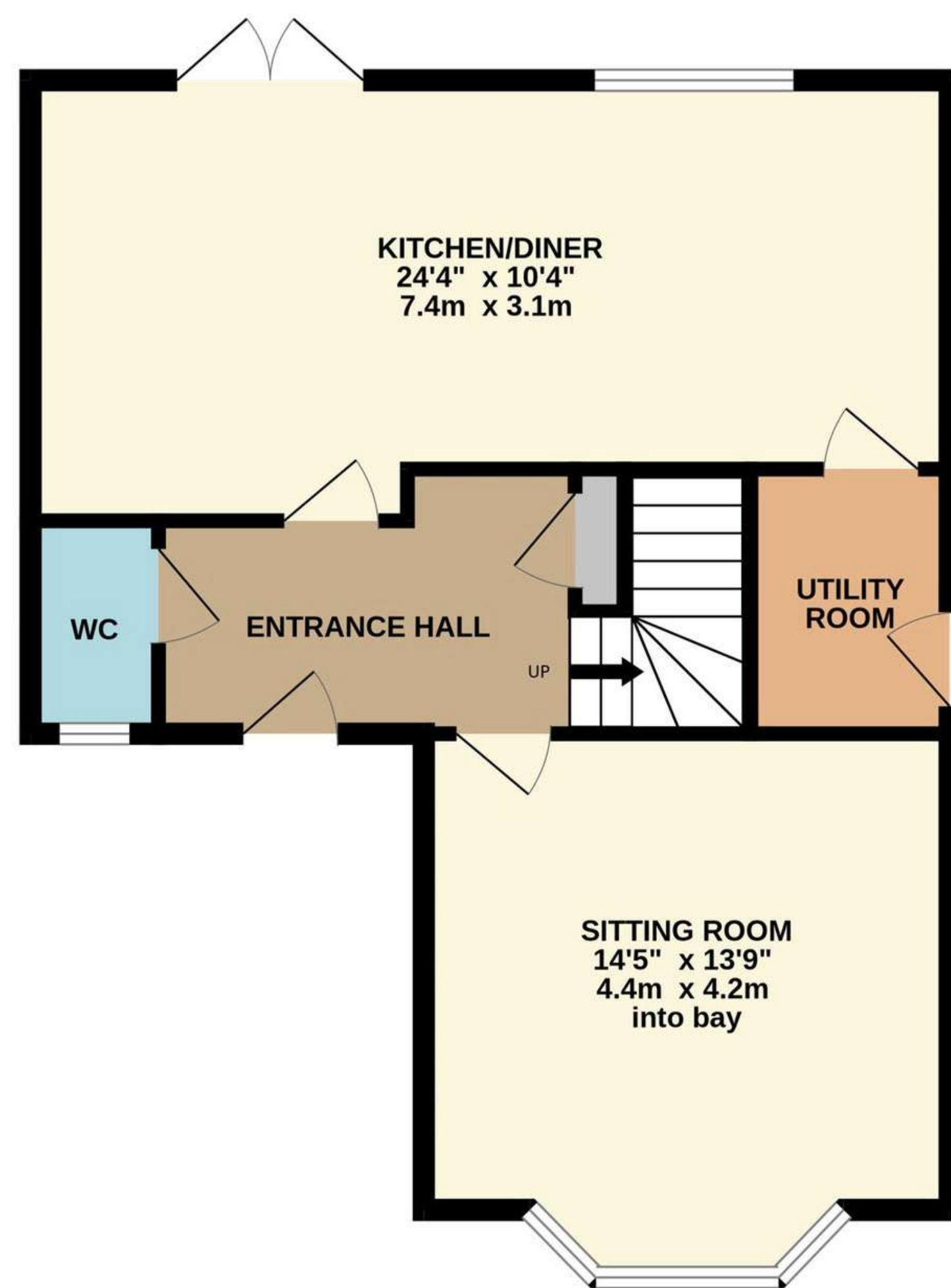
Tenure: Freehold. Council Tax Band: E.

Local Authority: Charnwood Borough Council.

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 : 1357 sq.ft. (126.0 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.
Made with Metropix ©2026



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



