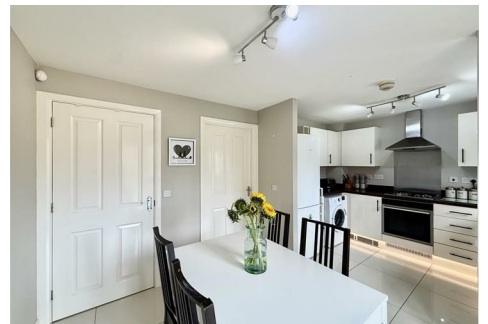


Holden's

A Modern Estate Agent



12 Matthew Trigge Close, Loughborough, LE12 5JR

Guide price £279,000

A charming and contemporary three-double-bedroom property situated in the highly sought-after village of Hathern. The spacious accommodation offers a welcoming lounge featuring an elegant bay window at the front, allowing plenty of natural light to flood the room and creating a warm, inviting atmosphere. From the lounge, access is provided to a stylish dining kitchen, which is fitted with modern units and appliances, ideal for family gatherings and entertaining guests. The dining area benefits from a set of French doors that seamlessly open out into the private rear garden, providing a perfect indoor-outdoor living experience. Throughout the property, you'll find well-designed, modern interiors that combine comfort and functionality, making this a truly delightful family home in a desirable location.

A charming and contemporary three double-bedroom property situated in the highly sought-after location of Hathern. This modern home offers spacious and thoughtfully designed accommodation, perfect for families or those seeking comfortable living space.

Upon entering, you are greeted by a welcoming lounge featuring a generous bay window to the front, allowing plenty of natural light to fill the room. From the lounge, a door provides seamless access into the spacious dining kitchen, which is ideal for everyday family meals and entertaining guests. The dining area benefits from elegant French doors that open directly into the rear garden, creating a wonderful indoor-outdoor flow.

The ground floor also includes a conveniently located downstairs WC, providing added practicality and guest convenience. The modern kitchen is equipped with a comprehensive range of gloss-fronted units, offering ample storage space. It features a fitted gas hob and oven, complemented by contemporary lighting fixtures that enhance the sleek aesthetic of the space.

Upstairs, the first floor hosts two generously proportioned bedrooms, both of which are well-sized for double beds and additional furnishings. These bedrooms share access to a family bathroom, which is fitted with modern fixtures and fittings.

The second floor is dedicated to the master suite, which is a true retreat with a spacious layout. The master bedroom benefits from fitted storage solutions and an en-suite shower room, providing privacy and convenience.

Externally, the property boasts a private, enclosed rear garden—perfect for outdoor relaxation, entertaining, or children's play. To the rear of the property, there is a separate garage with an allocated parking space, ensuring secure and convenient parking for residents and visitors alike.

Overall, this delightful home combines modern comforts with a popular location, offering a fantastic opportunity for comfortable and versatile living in Hathern.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for

guidance only and, as such, must be considered incorrect.

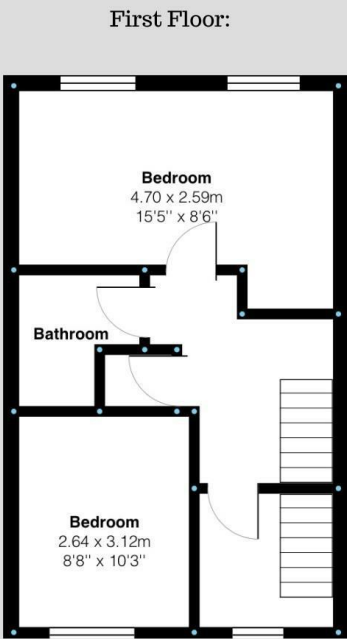
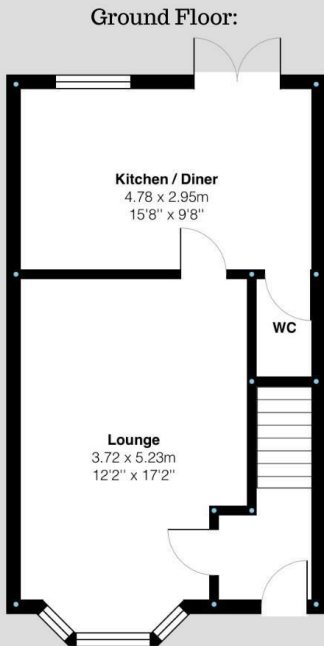
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



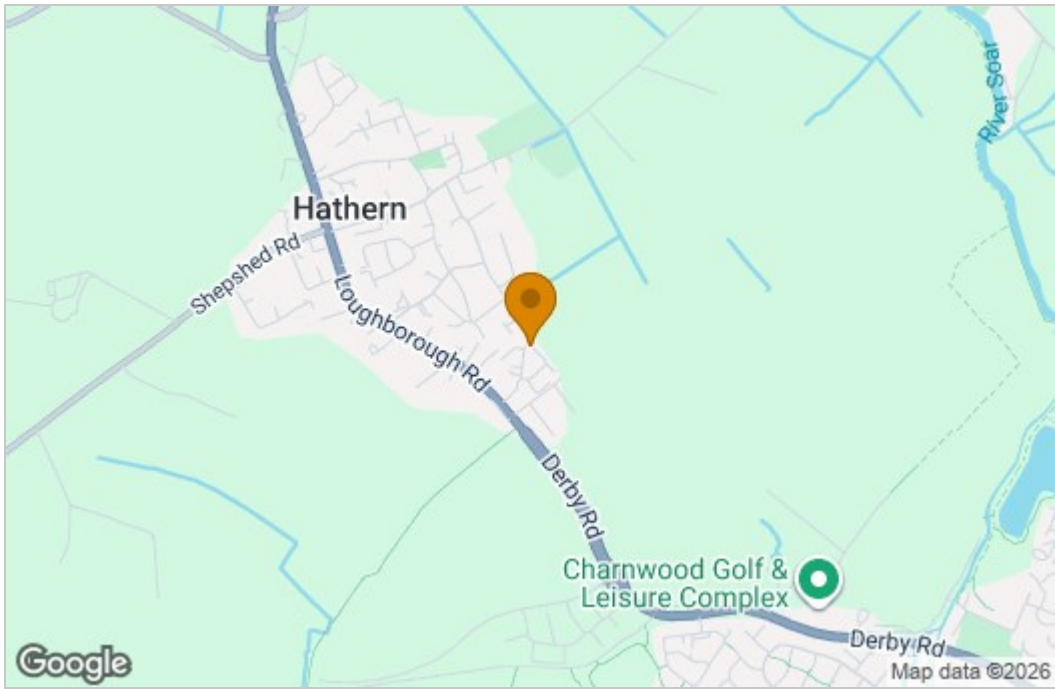
Matthew Trigge Close, Hathern
Internal Square Footage: 1110 sq.ft



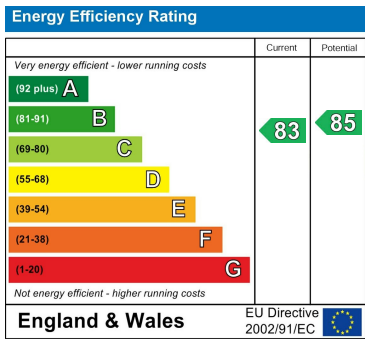
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Area Map



Energy Efficiency Graph



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