



Hawthorne Avenue, Hathern

welcome to

Hawthorne Avenue, Hathern Loughborough

A well-maintained detached bungalow offering three bedrooms, a bright living room, fitted kitchen with dining area, private garden, driveway and garage, situated in a popular residential location on a corner plot in a village setting.

Entrance

Entrance to the property is via a glazed door into the porch area, leading to the entrance hallway which has laminate flooring and doors to all rooms.

Lounge

11' 10" x 17' 9" (3.61m x 5.41m)
The lounge is a well-proportioned reception room featuring a large front-facing window allowing plenty of natural light, complemented by a decorative fireplace that creates a pleasant focal point.

Kitchen Diner

11' 10" x 14' 1" (3.61m x 4.29m)
The kitchen is fully fitted with a range of wall and base units, contrasting work surfaces and integrated appliances. The dining area sits adjacent to French doors which open out to the rear garden, creating an excellent flow between indoor and outdoor living.

Bedroom One

11' 6" x 11' 7" (3.51m x 3.53m)
Bedroom one is a comfortable double bedroom, front facing, with fitted wardrobes, carpeted flooring with en suite

En Suite

The ensuite is fully tiled, fitted with a three piece suite including shower cubicle with power shower, low level wc and hand wash basin. The ensuite has underfloor heating.

Bedroom Two

9' 10" x 11' 2" (3.00m x 3.40m)
Bedroom two is double sized overlooking the rear garden with bay window, fitted wardrobes and fully carpeted.

Bedroom Three

7' 10" x 8' 10" (2.39m x 2.69m)
Bedroom three a versatile room, overlooking the garden and suitable for use as a single bedroom, home office or hobby space..

Bathroom

The bathroom has a three-piece suite comprising of panelled bath with shower attachment, wash hand basin set within a vanity unit and low level wc. The bathroom is also tiled throughout with a frosted upvc double glazed window and has underfloor heating.

Loft

The loft is boarded and insulated with lighting.

Outside

To the front of the property is a private driveway with multiple car park space, leading to a single garage and front lawn extending to the side of the property. To the rear of the property is an enclosed rear garden that provides an excellent space for relaxing or entertaining.





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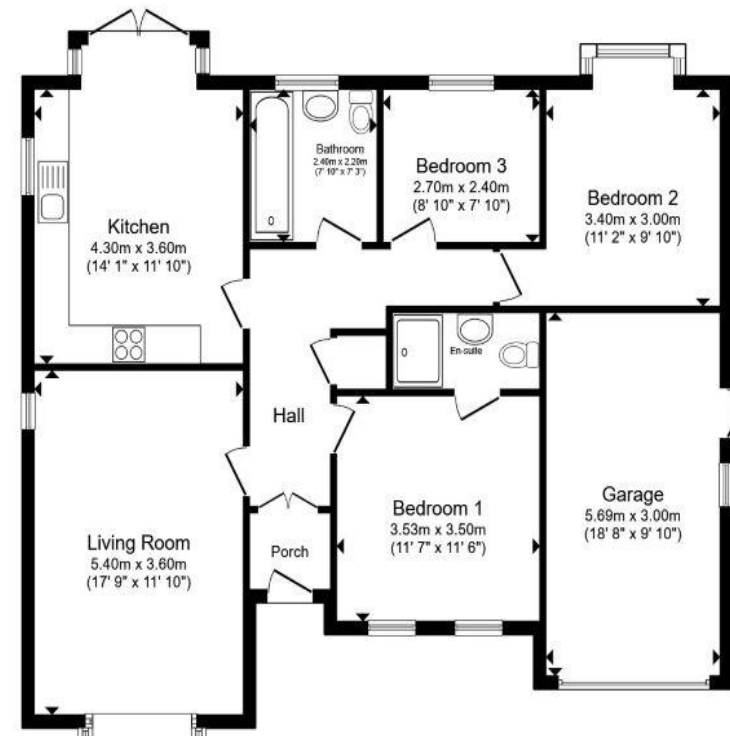
Hawthorne Avenue, Hathern Loughborough

- Detached Bungalow on a Corner Plot
- Three Bedrooms
- Living room with feature fireplace
- Kitchen with dining area and garden access
- Ensuite to main bedroom

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£425,000



Floor Plan

Total floor area 108.8 m² (1,172 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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LBH115816 - 0010

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william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk