Holders

A Modern Estate Agent

30 Gladstone Street, Hathern, LE12 5LE

£230,000

Situated on a corner plot in the sought-after village of Hathern, this well-presented extended semi-detached bungalow offers two bedrooms, two reception rooms, a detached garage, driveway parking and a wrap-around patio with seating and storage areas. Conveniently located close to village amenities and excellent transport links, it is an ideal opportunity for first-time buyers, downsizers or those looking to personalise a home.

Summary
The property is approached via a driveway to the side providing off-road parking and leading to a detached single garage.

A lawned frontage with steps rise to the entrance door, while a wrap-around patio provides a variety of seating areas along with useful outdoor storage, creating an attractive and practical outside space.

The accommodation begins with an entrance porch leading into a comfortable living room, offering a welcoming space to relax. A dining room (currently open to the lounge) provides an ideal setting for families and entertaining, which in turn leads through to the kitchen, which is fitted with a range of units and enjoys views outside.

An inner hallway leads to two bedrooms, with the principal bedroom benefiting from fitted wardrobes.

The second bedroom offers flexibility as a guest room, study or hobby room, while the bathroom is fitted with a corner shower, wash hand basin and WC.

Conveniently positioned within easy reach of Hathern's village amenities, countryside walks and excellent transport links to Loughborough, Nottingham and the M1, this well-maintained bungalow presents a fantastic opportunity to enjoy village living in a desirable and well-connected location.

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.

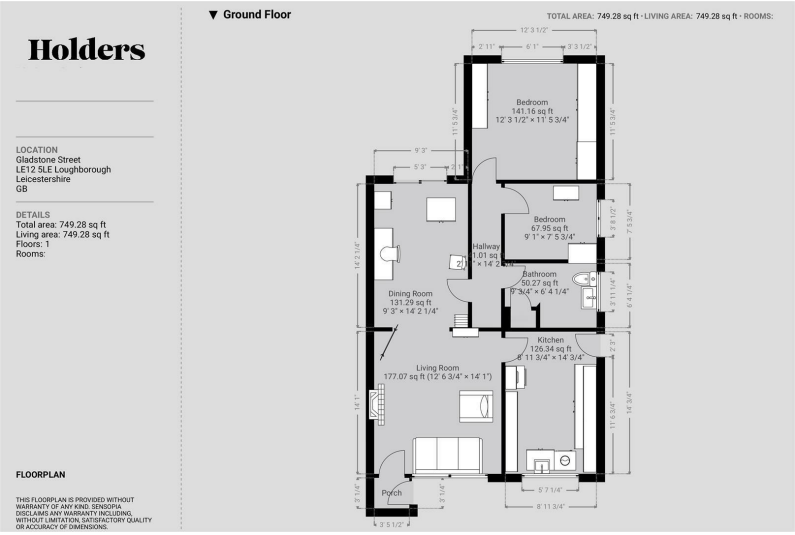
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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.

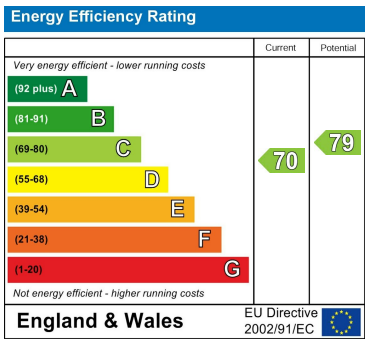
Extra Information
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



Area Map

Energy Efficiency Graph



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