



Hathern Edge | Hathern | LE12 5NX
Asking price £499,950

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An outstanding and generously proportioned family home, situated at Hathern Edge. The immense amount of spacious and flexible accommodation benefits from GCH and Upvc DG, along with driveway and a single garage. Situated in a popular development within this much sought after village, this ideal family home has a large hallway, with lounge, dining room and open plan living/dining kitchen. There is a utility room and ground floor w/c. To the first floor there are four well sized bedrooms, including an En-suite in the master bedroom. The village offers a vibrant array of typical village amenities, including small independent shops, pubs and primary school. The local road network is excellent, with links on the A6 to nearby Loughborough and Kegworth, onwards to the M1 and East Midlands Airport. There are many picturesque walks nearby across rambling countryside.

Brand New Home

Four Bedrooms

Large Lounge

End of Driveway Position

GCH and Upvc DG

Scenic Modern Development

Open Plan Kitchen-Dining Room

Built in wardrobes

Garage & Driveway

Contact Us To View!

Entrance Hall

Fitted with luxury Amtico flooring, the Hallway with stairs leads to the first floor and access to all rooms.

Lounge

A generous room with a lovely view and Upvc windows facing the front elevation.

Study

A room that can facilitate as a designated working area.

W/c

With a Upvc window to the rear, a low flush W/c and wash hand basin.



*'Backing Onto
Open Fields'*



Utility

With worktop and space to facilitate a washer and dryer.

Living/ Dining Kitchen

A generous open-plan living space which has Upvc French doors to the rear garden. There are also integrated appliances such as, fridge-freezer, dishwasher. As well as Smeg gas hob, double oven and extractor hood.

Bedroom 1

A vast bedroom with two windows to the front and ample space for bed and bedroom furniture.

En-suite

Fitted with a white three piece suite comprising low level flush W/c, wash hand basin and shower cubicle with mixer shower.

Bedroom 2

A well-sized room with a built in wardrobe and Upvc windows toward the rear elevation.

Bedroom 3

Upvc windows to the front elevation with a built in wardrobe.

Bathroom

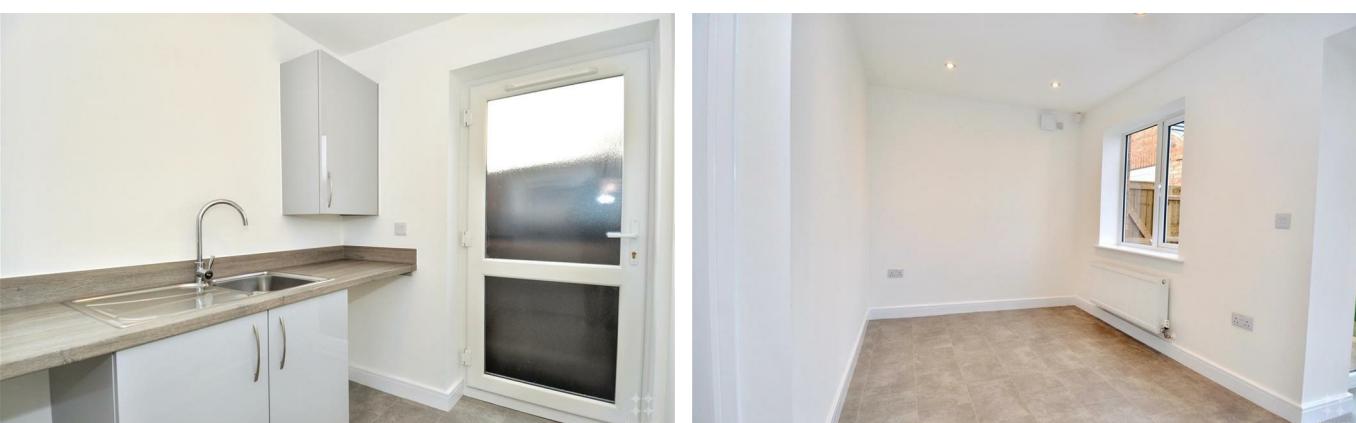
A generous bathroom with a shower mixer, low flush W/c, wash hand basin and modern tiles.

Bedroom 4

A well sized bedroom with Upvc windows toward the front elevation.

The Area

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Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link:
https://checker.ofcom.org.uk/en_gb/broadband-coverage
- To check any Flood Risks you can use the following link:
<https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelio Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

Extra Information

The property is subject to a management charge for the development of £394 per year.



*'Offering
Flexible and
Deceptive
Space'*



Approx Gross Internal Area
124 sq m / 1337 sq ft

Ground Floor
Approx 64 sq m / 686 sq ft

First Floor
Approx 60 sq m / 651 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(65-80)	C	
(55-68)	D	
(35-54)	E	
(21-35)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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