



Loughborough Road, Hathern

welcome to

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Located in the charming village of Hathern, this detached house on Loughborough Road is a true gem waiting to be discovered. The property is in an ideal location and has been well maintained by the current owner and boasts air-conditioning in two bedrooms!

Entrance

Entrance to the property is via a porch into the entrance hallway. The entrance hallway has laminate flooring, a radiator and doors to all ground floor rooms.

Ground Floor Wc

The ground floor wc has laminate flooring, low level wc and hand wash basin.

Lounge

19' 3" x 11' 5" (5.87m x 3.48m)

The lounge has laminate flooring, coving to the ceiling, patio doors to the rear, a radiator, air conditioning and a upvc bay window to the front elevation.

Dining Room

14' 7" x 11' 5" (4.45m x 3.48m)

The dining room has laminate flooring, a upvc bay window, coving to the ceiling and a radiator.

Kitchen

14' 7" x 9' 10" (4.45m x 3.00m)

The kitchen is fitted with a range of base and wall mounted units, ceramic sink with drainer, granite worktops, gas hob and oven, extractor fan and upvc double glazing.

Utility Room

9' 3" x 5' 2" (2.82m x 1.57m)

The utility room has space and plumbing for a washing machine, dryer, fridge freezer and a door that leads to the car port.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, carpeted flooring, doors to all first-floor rooms and upvc double glazed windows.

Bedroom One

13' 11" x 13' 1" (4.24m x 3.99m)

Bedroom one has carpeted flooring, a upvc double glazed window, fitted wardrobes, an air-conditioning unit and a radiator.

Bedroom Two

11' 9" x 11' 6" (3.58m x 3.51m)

Bedroom two has laminate flooring, upvc double glazed window, fitted wardrobe, air conditioning unit and a radiator.

Bedroom Three

12' 2" x 9' 10" (3.71m x 3.00m)

Bedroom three has laminate flooring, fitted wardrobes, a radiator and a upvc double glazed window.



Bedroom Four

8' 4" x 7' 7" (2.54m x 2.31m)

Bedroom four has carpeted flooring, fitted wardrobes, a radiator and a upvc double glazed window

Bathroom

8' 4" x 7' 7" (2.54m x 2.31m)

The bathroom is fitted with a three-piece suite comprising of panel bath with shower over, low level wc, hand wash basin, tiled walls, a radiator and a upvc double glazed window.

Outside

To the front of the property there is a driveway providing offroad parking for 6 cars, access to the garage and a carport. To the rear there is a patio block paving with stairs leading up to a sizeable lawn. stepping stones lead to a further patio space with a decking area providing seating space and a hot tub.



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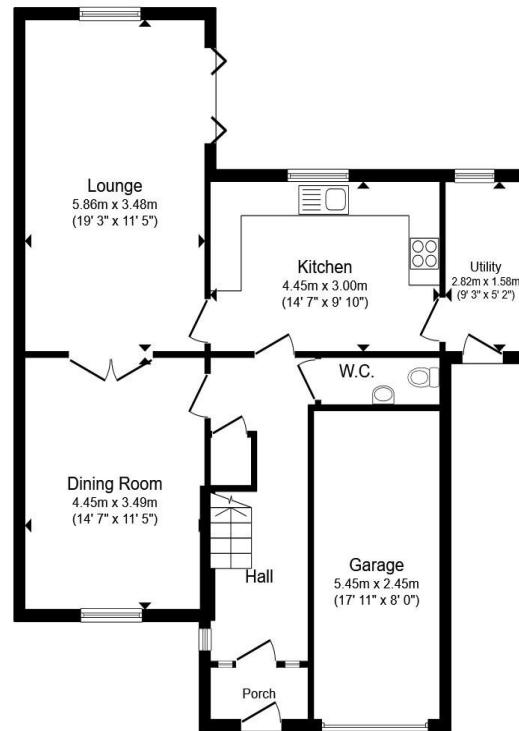
Loughborough Road, Hathern Loughborough

- Off Road Parking for 6 Cars
- Village Location
- Dual Heating
- Air-Conditioning
- Ground Floor WC and Bathroom

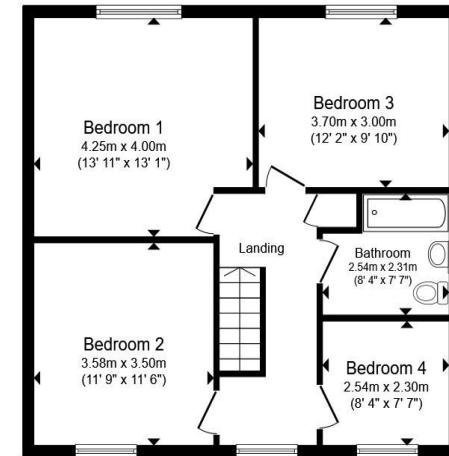
Tenure: Freehold EPC Rating: C

Council Tax Band: E

£550,000



Ground Floor



First Floor

Total floor area 144.9 m² (1,560 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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Property Ref:
LBH115590 - 0002

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