

Lammas Drive
Hathern, Loughborough, LE12 5PN

John
German





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Guide Price £400,000

Enjoying a superb position, this beautifully presented and modern family home offers space for all the family, with a sizeable kitchen/diner, lounge, playroom and dedicated study.



Boasting four double bedrooms, this modern Taylor Wimpey detached family home is located in the desirable village of Hathern, providing easy access to a range of local amenities as well as transport links including the A6 and M1. With a private rear aspect and open views to the front, viewing is advised to fully appreciate the scope of accommodation on offer.

Entering through the front door, the welcoming hallway has Karndean flooring, doors leading off and stairs rising to the first floor. To the one side, the dedicated study makes for a great home working space, with double glazed window enjoying open views to the front. Opposite, the impressive kitchen/diner comprises of a range of both wall mounted and base level units with work surface over, a host of integrated appliances with double oven, gas hob and overhead extractor hood, dishwasher and fridge/freezer, there is also a one and a half bowl sink and drainer unit.

A double-glazed window looks out to the front aspect, with double doors opening through to what is currently utilised as a play room but could also be a dedicated dining room if preferred. This is a generous reception room with double glazed patio doors opening to the rear garden, with contemporary fitted shutters. The adjacent lounge is again another generously proportioned room, with electric fireplace and surrounding stone hearth offering a focal point with an additional set of patio doors opening to the rear, again with fitted shutters.

A door links back to the hallway, with the downstairs having a superb flow and a layout that suits family living. There is a useful understairs storage cupboard and a sizeable WC/utility, which hosts further base level units, work surface, a stainless-steel sink and drainer unit with appliance space and plumbing for a washing machine. To the first floor, the landing has doors leading off to the four double bedrooms, family bathroom and airing cupboard.

Bedroom one is a generous double, offering a wealth of space with integrated wardrobe providing storage, and two double glazed windows providing far reaching views to the front. Bedroom one also benefits from its own en suite, comprising of a white suite with enclosed shower cubicle, low level WC, pedestal hand wash basin and chrome heated towel rail. The three remaining double bedrooms all feature double glazed windows, with the second and third also benefiting from integrated storage. They are serviced by the family bathroom, which is part tiled having a panelled bath with shower over, low level WC, pedestal hand wash basin and chrome towel rail.

Outside, the rear garden enjoys a fantastic mature and private rear aspect, backing onto allotment gardens. Making the most of the South-West aspect, there is both a lawn and patio - ideal for entertaining guests, with the low walled border hosting a variety of plants and shrubs. Gated side access leads to the tandem driveway and detached garage, which features an up and over door to the front and pedestrian side access door to the garden.

Agents note: There is an estate management charge which was approximately £212.15 for the current year. Next due January 2022.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.charnwood.gov.uk Our Ref: JGA/09092022





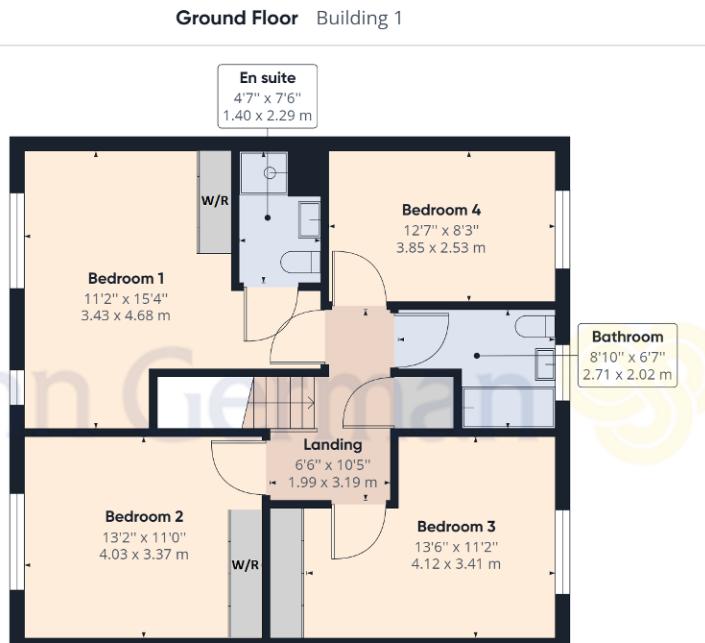


Approximate total area⁽¹⁾

1485.03 ft²
137.96 m²

Reduced headroom

9.22 ft²
0.86 m²



(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

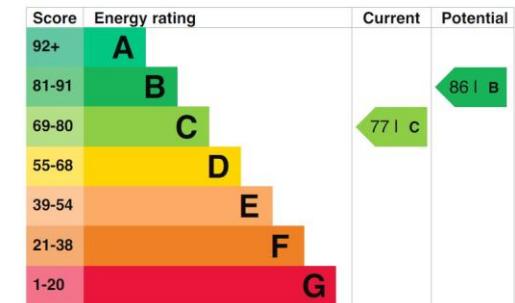
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