

# 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 boarder 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).

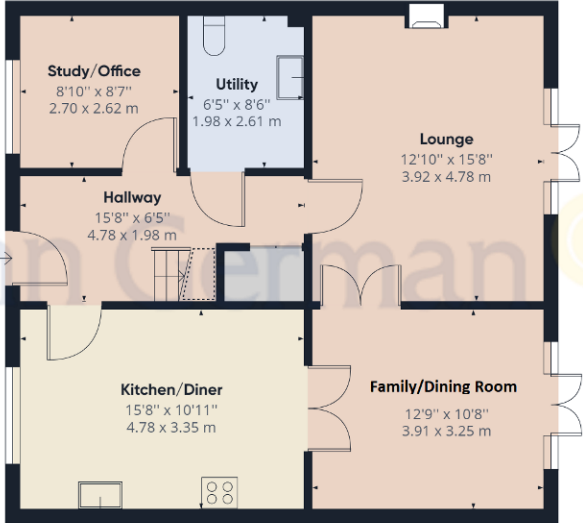
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.charnwood.gov.uk](http://www.charnwood.gov.uk) **Our Ref:** JGA/09092022

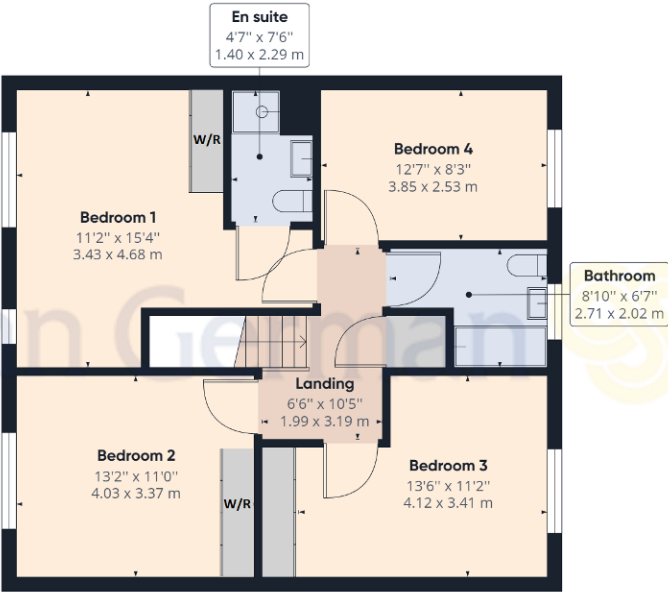








Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1485.03 ft<sup>2</sup>  
137.96 m<sup>2</sup>

Reduced headroom

9.22 ft<sup>2</sup>  
0.86 m<sup>2</sup>

(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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

8 Forest Road, Loughborough, Leicestershire, LE11 3NP

01509 239121

[loughborough@johngerman.co.uk](mailto:loughborough@johngerman.co.uk)



Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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