



## 31 Hawthorne Avenue, Hathern

£310,000 Freehold

A fantastic proposition to market, this stunning extended four bedroom property on Hathern's tranquil Hawthorne Avenue could be your next family home!

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The property initially opens into an inviting hallway, which provides access to the superb 13ft living room, an ideal space to host visitors or relax on a quiet evening. Onwards lies the open plan kitchen and dining room, which benefits from immaculate fittings, including integrated ovens and hob, as well as forming a handy breakfast bar. This space also flows into the stellar conservatory, benefitting from patio doors opening out onto the private rear garden. The ground floor is completed by the provision of a convenient utility room, which leads to the delightful ground floor shower room.

The upper floor of the property consists of four bedrooms, the master of which benefits from superb built-in storage, whilst the remaining three are fabulously flexible in layout. The accommodation is completed by the main bathroom, which is equipped with excellent fittings throughout.

Externally, the property benefits from a multi-car tarmac driveway and shingled area, whilst the rear of the plot is formed of a large rear garden, ideal for keen gardeners or families alike.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

Hathern is a popular village located just off the A6, offering a fantastic range of local facilities, including a post office, handy convenience store, primary school, multiple pubs and a petrol station. The village's location provides fast access to Loughborough's shops and schools, as well as East Midlands airport and the M1/M42 at Kegworth.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



#### Hallway

#### Living Room

13' 5" x 15' 9" (4.08m x 4.79m)

#### Kitchen/Dining Room

14' 9" x 15' 9" (4.50m x 4.80m)

#### Conservatory

6' 10" x 9' 10" (2.09m x 2.99m)

#### Utility Room

8' 10" x 6' 4" (2.70m x 1.93m)

#### Shower Room

7' 9" x 4' 7" (2.37m x 1.39m)

#### Landing

#### Bedroom One

9' 0" x 8' 11" (2.75m x 2.72m)

#### Bedroom Two (L-Shaped)

12' 5" x 13' 11" (3.78m x 4.24m)

#### Bedroom Three

10' 6" x 7' 3" (3.21m x 2.22m)

#### Bedroom Four

7' 9" x 8' 1" (2.35m x 2.47m)

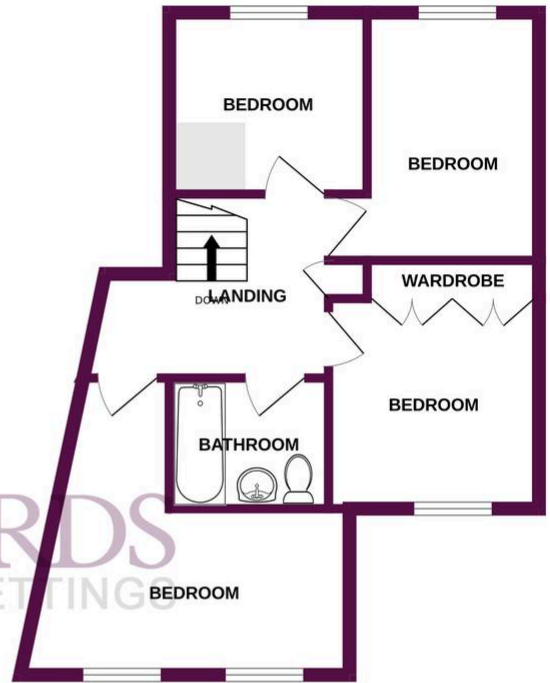
#### Bathroom



GROUND FLOOR  
615 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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