



4 Wide Street, Hathern, Leicestershire, LE125JH

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### Property at a glance:

- Detached bungalow
- Two bedrooms
- Lounge
- Kitchen/diner
- Utility room
- Bathroom and separate WC
- Garage and driveway parking
- Rear garden
- Situated in a popular village location

£349,950 Freehold



A bespoke designed two double bedroom, detached bungalow situated in a prominent position within this highly popular village with easy access to local travel routes, east midlands airport, village amenities and a wider range of facilities available in nearby Loughborough. The property has no upward chain and has accommodation to include entrance porch, spacious hall, lounge, kitchen/diner, utility room, bathroom and separate WC with plentiful storage and integrated garage with roller shutter door.

### HATHERN

Hathern is a sought after village location ideally placed for access to the University town of Loughborough that offers a fine range of amenities including a wide selection of shopping and recreational pursuits plus the renowned Endowed Schools, the University and Colleges also.

Hathern is also ideally placed for access to the M1 motorway at Junction 24 Kegworth and the city of Nottingham, a major centre of employment.

### EPC RATING

We are awaiting the EPC for this property.

### FRONTAGE

The frontage is walled with a slightly raised block paved area with circular feature planting to centre and block paved driveway providing off road parking behind a set of wrought iron access gates. To the left hand side of the plot a gated entryway with externally mounted utility meter boxes leads via a gate to the rear garden beyond. Four steps to the front elevation lead up to the front reception area and internally via the porch.





## **PORCH**

1.69m x 0.83m (5' 7" x 2' 9") Having ceiling light point and coving, panelled timber door with decorative stained and leaded windows inset to the front elevation and adjacent sealed unit double glazed leaded light window. Internal panelled door with glazed windows inset and matching side screen leads through to:

## **HALL**

3.53m x 2.73m (11' 7" x 8' 11") With central heating radiator, coved ceiling, ample space for display furniture, wall light points and doors off to the lounge, kitchen diner and both double bedrooms plus the bathroom.

## **LOUNGE**

5.67m x 3.76m (18' 7" x 12' 4") A generously proportioned room with well over half width sealed unit double glazed leaded light bay to the front elevation, double radiator, coved ceiling, rose and pendant light point, feature Adam style fireplace with living flame fire plus marble surround and hearth, additional wall light points.

## **KITCHEN DINER**

5.55m x 3.06m (18' 3" x 10' 0") Having double glazed sliding patio doors opening to the garden, additional sealed unit double glazed window also to the rear, ample space for dining and furniture and the kitchen area having base and eye level units for storage and fitted at either side of the room with roll edge work-surfaces, one and a quarter bowl stainless steel sink with drainer and mixer, four ring Neff hob and dual oven and grill, tiled floor, coved ceiling, double panelled radiator and internal three quarter glazed door leading off at the side to:

## **UTILITY ROOM**

2.81m x 2.27m (9' 3" x 7' 5") Sizes incorporate WC. Having UPVC double glazed door and sealed unit double glazed window to the rear, strip light point, central heating radiator, double wall cupboard for storage and double width work surface with space beneath for two appliances. Tiled floor and doors give access off to the garage and also to:

## **WC**

1.68m x 0.82m (5' 6" x 2' 8") With sealed unit double glazed window to the side, WC, wall mounted wash basin, tiled floor and ceiling light point.

## **MASTER BEDROOM**

4.54m x 3.33m (14' 11" x 10' 11") With sealed unit double glazed leaded light window to front, ceiling rose and coving, fitted four door wardrobe and additional matching furniture, central heating radiator.

## **BEDROOM TWO**

3.32m x 2.71m (10' 11" x 8' 11") Having fitted two door wardrobe, coved ceiling with light point, UPVC double glazed french doors opening to the garden and central heating radiator.

## **BATHROOM**

2.24m x 2.26m (7' 4" x 7' 5") Having a three piece suite comprising panelled bath, close coupled WC and wash basin inset to a vanity unit with storage beneath plus full height wall tiling, built in airing cupboard with linen storage space and also containing the Worcester combi boiler. Ceiling light point, extractor fan, towel radiator and obscure sealed unit double glazed window to side.

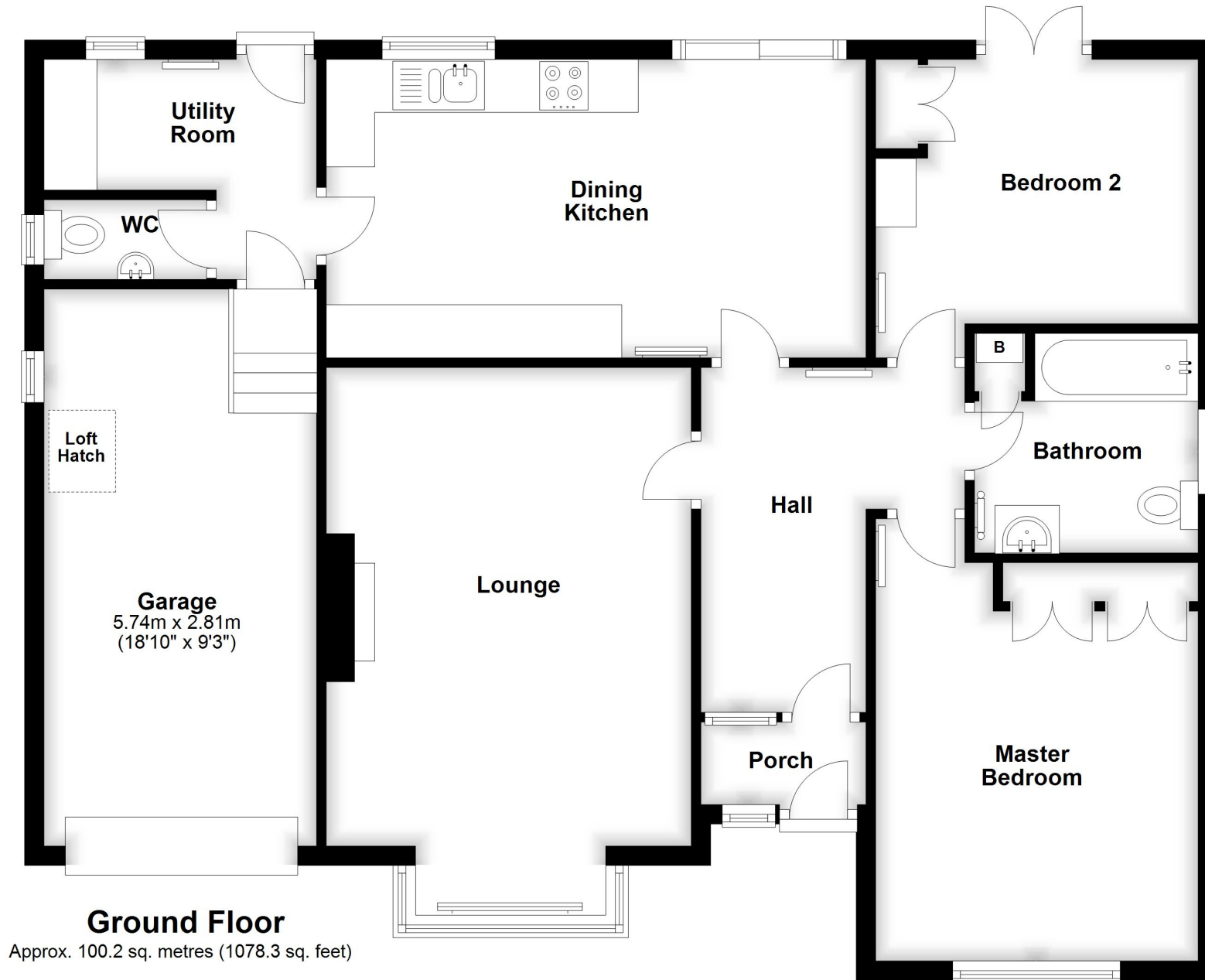
## **REAR GARDEN**

The rear garden is a good size whilst still of manageable dimensions with lawned space, paving and mature shrubs and plants. The garden is quite private and is surrounded by other single storey dwellings and enjoys lots of sun throughout the day. To the rear is outside lighting with sensor, covered power sockets and water tap.

## **INTEGRAL GARAGE**

5.73m x 2.80m (18' 10" x 9' 2") Ceiling height of 3.3m. Accessed via a set of timber steps leading down from the utility room and having a high level sealed unit double glazed window to the side elevation, lighting and power, access hatch to loft space and electrically operated roller shutter door to the front.





**Ground Floor**

Approx. 100.2 sq. metres (1078.3 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



18 Devonshire Square, Loughborough, Leicestershire LE11 3DT

01509 214546 | [loughborough@mooreandyork.com](mailto:loughborough@mooreandyork.com) | [www.mooreandyork.co.uk](http://www.mooreandyork.co.uk)

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