



**OLD WAY,  
HATHERN, LE12 5HN**

**£227,500  
FREEHOLD**

A beautifully presented three bedroom semi detached house providing stylish and energy efficient accommodation on three storeys with gas fired central heating and UPVC double glazing throughout. Occupying a delightful position in this quiet cul de sac setting within this much favoured village location.

**EDWARDS**  
SALES AND LETTINGS

## OLD WAY

3 bedrooms | Excellent plot and position | Private low maintenance garden | Downstairs WC | Allocated parking | Energy efficient heating and windows | Versatile living accommodation | Modern kitchen and bathroom | Charnwood Borough Council Tax band B | EPC Rating B



### PROPERTY SUMMARY

A beautifully presented three bedroom semi detached house providing stylish and energy efficient accommodation on three storeys with gas fired central heating and UPVc double glazing throughout. Occupying a delightful position in this quiet cul de sac setting within this much favoured village location. Situated three miles north of Loughborough, the village provides local amenities including primary school, newsagents/post office, and a number of pubs and restaurants. In addition there are excellent road links to Nottingham, Derby and Leicester with further access to the M1 motorway at junctions 23 (southbound) and 24 (northbound), A42/M42, A50 and East Midland Airport at Castle Donnington.

### FULL DETAILS

#### KITCHEN/BREAKFAST ROOM

11'0" x 9'0" (3.35m x 2.74m) Double glazed front door leading to a stylish and contemporary kitchen which incorporates a range of base, wall and drawer units with worktops and matching upstands and recessed spot lighting. Stainless steel sink and drainer with mixer taps, integrated oven and 4 ring gas hob with extractor fan up and over and plumbing for automatic washing machine. Ample space for large fridge freezer and dining room table. UPVc double glazed window to the front elevation, floor tiles and double radiator. Room leads to hallway and stairwell.

#### INNER HALLWAY

Wall mounted central heating thermostat, staircase to the first and second floor. Radiator and door to WC.

#### WC

Two piece suite in white comprising low level WC and pedestal wash hand basin with mixer tap, extractor fan, floor tiles and radiator.

#### LOUNGE

12'0" x 11'0" (3.66m x 3.35m) Light and airy entertaining room with a pair of UPVc double glazed French doors to the low maintenance rear garden and patio. Understairs storage cupboard, radiator and carpeted flooring.

#### LANDING

#### BEDROOM

11'0" x 9'0" (3.35m x 2.74m) UPVc double glazed window to the rear elevation, double radiator and carpeted flooring.

#### BATHROOM

Three piece suite in white comprising panelled bath with shower unit, wash hand basin having mixer tap and cupboards under and low level WC. Tiled walls, recessed spot lighting, extractor fan, floor tiles and radiator

#### BEDROOM TWO

11'0" x 6'0" (3.35m x 1.83m) UPVc double glazed window to the front elevation, radiator and carpeted flooring.

#### BEDROOM THREE

15'0" x 11'0" (4.57m x 3.35m) An attractive bedroom which alternatively could be used as a playroom or home office and includes velux windows, radiator and eaves storage and carpeted flooring.

## OUTSIDE

Block paved driveway/forecourt providing off street car parking for two vehicles. Gated access to the side of the property to the fully enclosed and neatly arranged rear garden having block paved area and lawn with wooden fencing for privacy and security.

## GENERAL NOTES

Please contact Clare, Katie or Dominique 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 licence 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.

## OLD WAY







OLD WAY

## ADDITIONAL INFORMATION

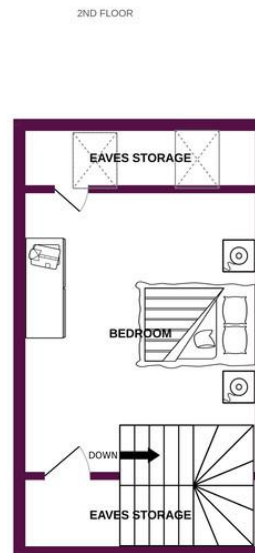
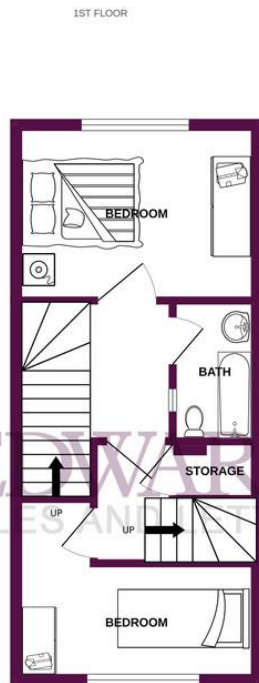
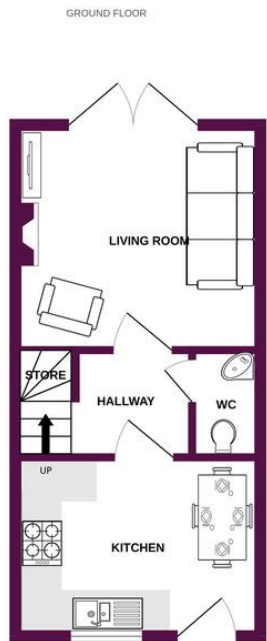
Local Authority – Chamwood Borough Council

Council Tax – Band B

Viewings – By Appointment Only

Tenure – Freehold





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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## OFFICE

38 Frederick Street  
Loughborough  
LE11 3BJ

01509 268208  
info@helloedwards.co.uk  
www.helloedwards.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements