

# Holder's

A Modern Estate Agent



25 Hawthorne Avenue, Loughborough, LE12 5LP

£170,000

Holder's are delighted to bring to market this one bedroom town house situated in the well regarded village of Hathern. Offering a downstairs bathroom, lounge, open plan kitchen and bedroom located on the first floor. The property has the added benefit of a private parking space & store to the front and garden to the rear

Upon entering the property, you are greeted by the entrance hall that leads to the downstairs bathroom, a storage cupboard, and a doorway into the open plan lounge kitchen diner.

The bathroom features a three piece suite, including a bath with a shower overhead, a wash hand basin, and a low flush toilet.

Continuing from the hallway, you find the spacious open plan kitchen, which is equipped with a variety of wall and base units, a cooker, an inset sink drainer, and provisions for a washing machine and space for fridge freezer. This area seamlessly flows into the lounge, which boasts patio doors that open to the rear garden.

Ascending the stairs to the first floor, you discover a generously sized double bedroom that offers a bright and airy atmosphere.

Outside, the front of the property provides off road parking for one vehicle along with a practical storage cupboard, while the rear garden features a good sized paved patio and a lawn, all enclosed by wooden fencing.

Hawthorne Avenue is on a cul-de-sac located in Hathern and it benefits from great amenities within the village, as well as fantastic bus services and major road links including the A6 and the M1 close by.

### **Disclaimer**

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make

or give any representation or warranty concerning this property.

### **Extra information**

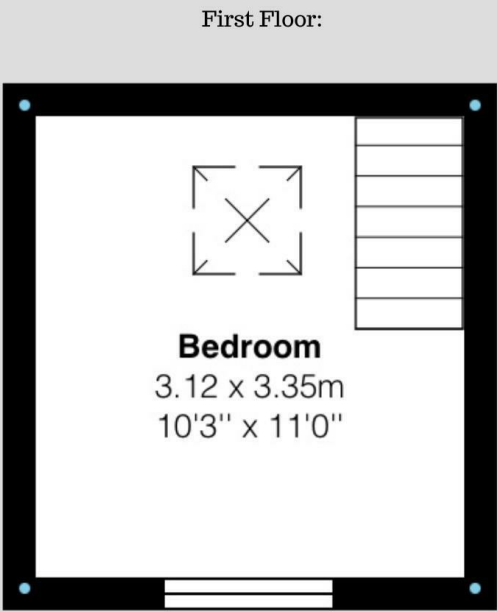
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Floor Plan



Hawthorne Aveune, Hathern  
Internal Square Footage: 248 sq.ft

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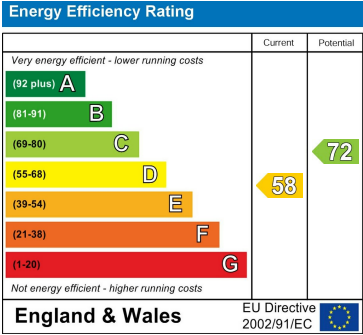
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Area Map



Energy Efficiency Graph



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