



Doble Crescent | | Hathern | LE12 5NY
Asking price £575,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

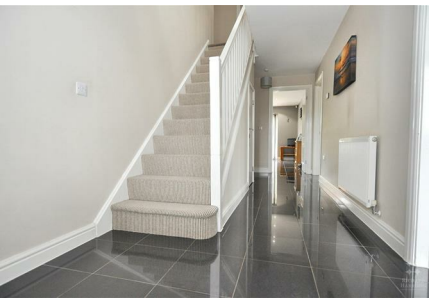
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An outstanding and generously proportioned home, situated in an enviable position facing beautiful landscaped parkland and countryside beyond. The immense amount of spacious and flexible accommodation benefits from GCH and Upvc DG, along with driveway and a larger than average double garage. Situated in a popular development within this much sought after village, this ideal family home has a large hallway, with lounge, dining room and open plan living/dining kitchen. There is a utility room and ground floor w/c. To the first floor galleried landing with skylight window above, there is access to five large double bedrooms, including two en-suites and a family bathroom. Outside is a well manicured garden, patio and driveway, all situated on a corner plot with amazing views.

- Very Large Family Home
- Outstanding Parkland & Countryside Views
- Sought After Village
- No Upward Chain
- Large Double Garage
- Large Lounge and Dining Room
- Open Plan Living/Dining Kitchen
- Utility Room and W/c
- Five Large Double Bedrooms
- 2 x En-Suites and a Family Bathroom



"Outstanding Countryside Views"



Storm Porch

An open sided feature brick storm porch, with a fabulous view across towards the parkland.

Entrance Hall

An impressive hallway with staircase rising to the first floor, porcelain tiled flooring and access to ground floor rooms.

W/c

Fitted with a low level flush w/c and wash hand basin.

Lounge

A particularly spacious room with a lovely view at the front, a feature gas fireplace with surround.

Dining Room

A larger than average dining room enjoying French doors to the rear garden. There is such a vast amount of space that this room could serve as a dual purpose room, such as playroom/dining, or study/TV room.

Living/Dining Kitchen

A vast room with porcelain tiled flooring and French doors to the rear. The room offers endless scope for multi purpose use, such as living and dining space, with the working area of the kitchen having a wide range of units and integrated appliances including electric oven, gas hob, extractor fan, dishwasher and a fridge and freezer,

Utility Room

A large room providing functional and practical space, with a range of storage units, space for appliances and a door to the outside.

First Floor Landing

An impressive galleried landing with large double door storage cupboard and a skylight window allowing an abundance of daylight into the stairwell.

Bedroom 1

A vast bedroom with two windows to the front providing amazing views. There is access to -

En-Suite

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and shower cubicle. There are tiled splash backs and extractor fan.



Bedroom 2

A second room of vast proportions, making an alternative main bedroom, with window to the front.

En-Suite

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and shower cubicle. There are tiled splash backs and extractor fan.

Bedroom 3

A generously sized bedroom with fitted wardrobes and window to the rear.

Bedroom 4

A large room with window to the rear and ample space for bed and bedroom furniture.

Bedroom 5

Currently used as a luxury study space and providing excellent scope and space as a double bedroom, with a window to the rear.

Bathroom

A luxury fitted bathroom suite comprising low level flush w/c, wash hand basin, bath and separate shower cubicle. There is a window to the side.

Double Garage

Measuring larger than the average double garage, there are electric up and over doors to the front, power/lighting and a pedestrian door to the side.

Outside

The property sits in a well planted corner plot, with outstanding views across the road to landscaped parkland and countryside beyond. The rear garden is well maintained with planted evergreen borders, lawn and patio.

The Area

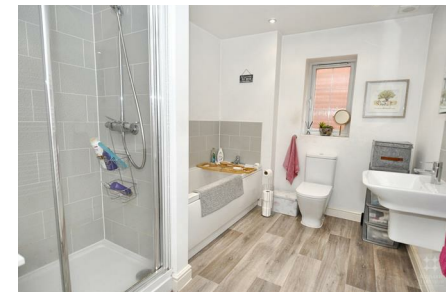
The village offers a vibrant array of typical village amenities, including small independent shops, pubs and primary school. The local road network is excellent, with links on the A6 to nearby Loughborough and Kegworth, onwards to the M1 and East Midlands Airport. There are many picturesque walks nearby across rambling countryside.

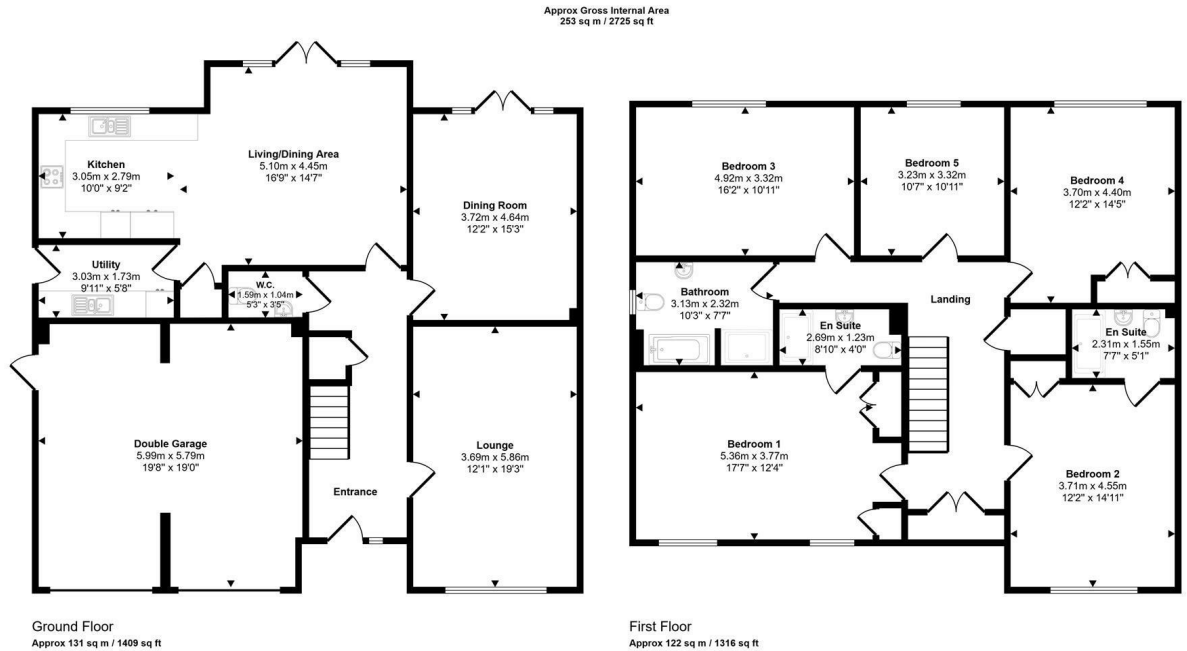
Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link:
https://checker.ofcom.org.uk/en_gb/broadband-coverage
- To check any Flood Risks you can use the following link:
<https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

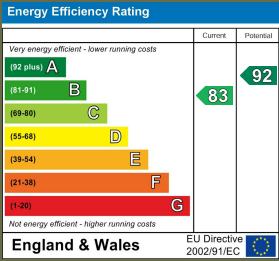


*"Incredibly
Spacious
Accommodation"*





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



16 Churchgate
Loughborough
Leicestershire
LE11 1UD
01509 977 889
sales@richard-harrison.co.uk