

Matthew Trigge Close | | Hathern | LE12 5JR

Guide price £365,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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An outstanding and generously proportioned home, situated in the popular village of Hathern. The immense amount of space is reflected throughout each room and benefits from GCH and Upvc DG, along with a garage and parking space to the rear. Situated in a popular development within this much sought after village, this ideal family home has a large hallway, with lounge, dining room, dining kitchen as well as a ground floor W/c. To the first floor, there is access to all four beautifully presented bedrooms as well as an en-suite in the master bedroom and a family bathroom. Outside offers a low maintenance landscaped garden with artificial lawn, patio and planted borders. There are beautiful endless countryside walks at the end of the cul-de-sac towards Normanton village and the River Soar.

SOLD - BY RICHARD HARRISON ESTATE AGENTS	Opposite an Attractive Green Space
Bespoke Oak Porch	Large Lounge & Dining Room
Breakfast Kitchen	Four Good Sized Bedrooms
En-Suite & Family Bathroom	Garage and Driveway
Popular Village Location	Many Local Amenities

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. There is a window to the front.

Living Room
A generously proportioned room with bay window to the front, double internal doors from the hallway and French doors to the conservatory. There is a feature focal gas living flame fireplace with attractive surround.

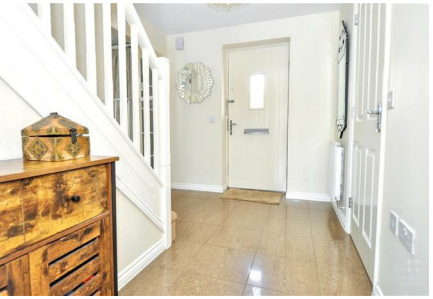
Conservatory
Beautifully designed with apex glass roof and French doors to the side. There is wood laminate flooring and space for furniture.







'An Attractive Detached Home'











Breakfast Kitchen
A spacious and practical room with porcelain tiled flooring and French doors to the rear. The room offers 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 space for a fridge and freezer within the cleverly designed, bespoke fitted cupboards.

Dining Room
A larger than average dining room with a bay window to the front elevation and wood laminate flooring.

First Floor Landing
With airing cupboard and access to all rooms.

Bedroom 1
A lovely sized room with fitted wardrobes, window to the front and access to -

En-Suite
Fitted with a luxury three piece suite comprising double shower cubicle, wash hand basin and low level flush w/c. There is a window to the side and tiled splashbacks.

Bedroom 2
A well proportioned room with window to the front and fitted wardrobes.

Bedroom 3
A good sized room with two windows to the front and a built in cupboard.

Bedroom 4
With fitted wardrobes and window to the rear.

Bathroom
A stylish, luxury bathroom with P shaped bath and shower over, low level flush w/c and vanity wash hand basin. There are tiled walls and floor, with heated towel rail and window to the rear.

Outside
The property sits in a lovely position overlooking an open green space, with the front garden having cleverly landscaped low maintenance gardens with planting and slate covering. There is an impressive bespoke designed and built Oak porch. The rear garden is landscaped for low maintenance with artificial grass, patio and planted borders. There is exterior lighting and outside tap, with a garden gate giving direct access to the driveway and garage.

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.

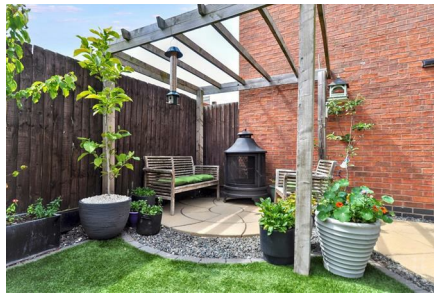
Property Information

The property has an annual service charge for the development of £567.23. The garage is set within a Coach House style property and held Leasehold.





'Offering Excellent Family Living Space'



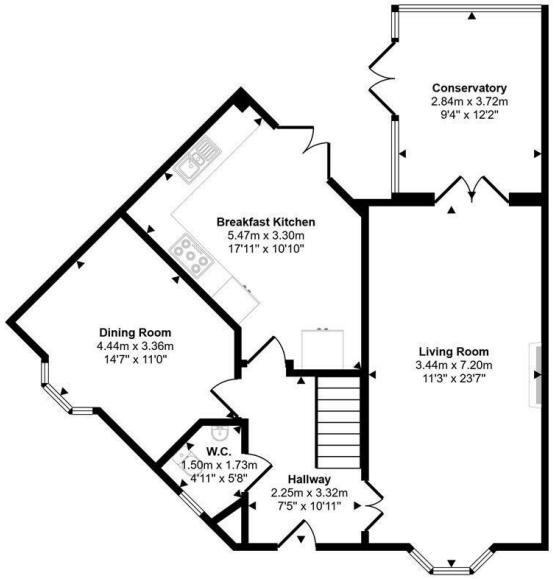




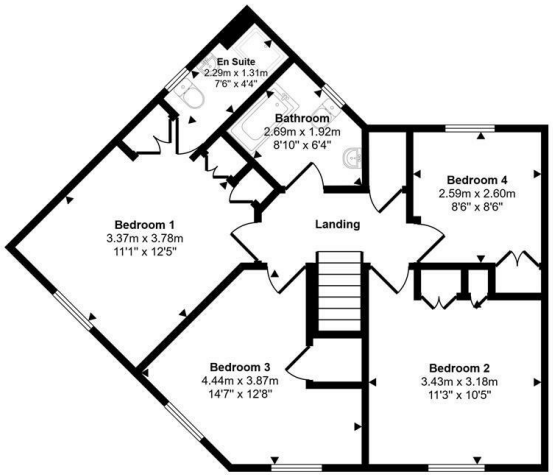




Approx Gross Internal Area
137 sq m / 1473 sq ft

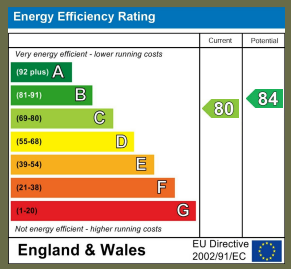


Ground Floor
Approx 75 sq m / 805 sq ft



First Floor
Approx 62 sq m / 668 sq ft

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.



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