



Lammas Drive

Hathern, Loughborough, LE12 5PN

Offers Over £210,000

Property Features

- VIDEO TOUR AVAILABLE
- MASTER EN SUITE
- DOWNSTAIRS W.C
- HALLWAY
- ALLOCATED PARKING
- KITCHEN DINER
- SPACIOUS LOUNGE
- THREE BEDROOMS
- PRIVATE GARDEN
- GAS CENTRAL HEATING

Full Description

Situated on this popular residential development on the outskirts of the village, this LOVELY HOME IS PERFECT FOR THE YOUNG AND GROWING FAMILY. Boasting THREE BEDROOMS with EN SUITE to master, spacious lounge, DINING KITCHEN, DOWNSTAIRS W.C. and generous family bathroom, all benefiting from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. Outside, the ENCLOSED REAR GARDEN makes the ideal place to relax and unwind also with the added benefit of TWO ALLOCATED SPACES.

ENTRANCE HALL

Front door into entrance hall, stairs off to first floor, doors to kitchen/diner, downstairs w.c, lounge and under stairs storage.

KITCHEN/DINER

11' 03" x 8' 05" (3.43m x 2.57m)

Fitted with a range of modern wall, base and drawer units with laminate work surfaces, one and a half bowl stainless steel sink drainer, integrated electric oven, built in electric hob, stainless steel extractor hood, integrated dishwasher, integrated washing machine, PVCu double glazed window to front elevation and radiator.

LOUNGE

15' 04" x 10' 06" (4.67m x 3.2m)

Radiator and PVCu double glazed French doors and windows to rear elevation out to the patio and garden.

DOWNSTAIRS W.C

Fitted with a two piece suite comprising close coupled w.c, pedestal wash hand basin and radiator.



LANDING

Access to the loft, doors to all three bedrooms and family bathroom.

BEDROOM ONE

11' 11 (MAX)" x 11' 03 (MAX)" (3.63m x 3.43m)

PVCu double glazed window to the front elevation, radiator and door to en suite.

EN SUITE

Fitted with a three piece suite comprising close coupled w.c, pedestal wash hand basin, shower cubicle and PVCu double glazed window to the front elevation.

BEDROOM TWO

10' 06 (MAX)" x 8 ' 06 (MAX)" (3.2m x 2.59m)

PVCu double glazed window to the rear elevation and radiator.

BEDROOM THREE

10' 06" x 6' 06 (MAX)" (3.2m x 1.98m)

PVCu double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

Fitter with a three piece suite comprising close coupled w.c, pedestal wash hand basin, bath and radiator.

OUTSIDE

To the front of the property is a low maintenance garden with a paved path to the front door. To the side of the property is the allocated parking for two cars. To the rear of the property is a private garden mainly laid to lawn and also benefitting from a paved patio all of which is enclosed by wooden fencing.

Viewing Arrangements

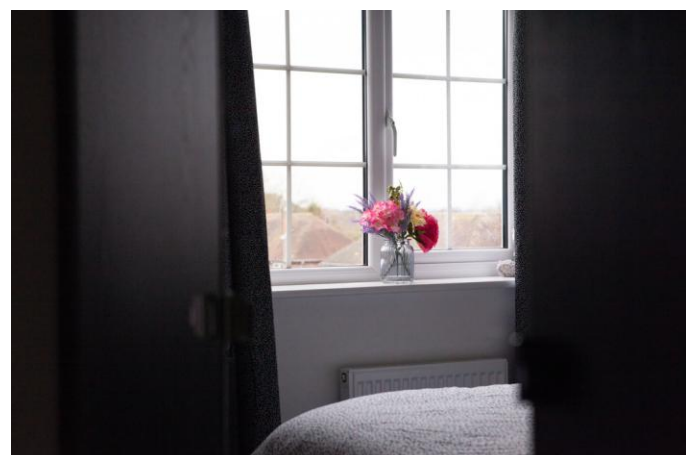
Please contact Clare, Ben or Katie to arrange your viewing.

Fixtures, Fittings and Appliances

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.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.



Measurements

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.

Money Laundering

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.



General Note

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.

Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords 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.

