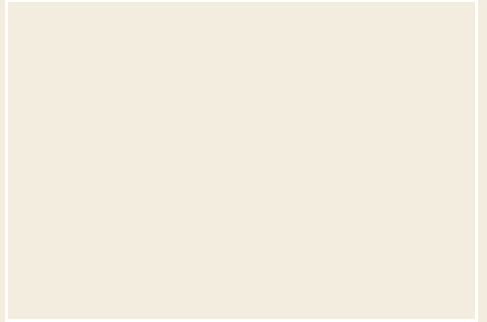
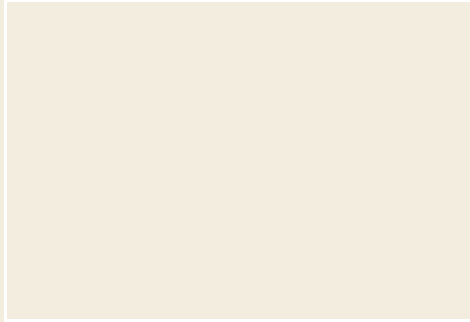




MAYNARD  
ESTATES



## 76 Hathern Road, Loughborough, LE12 9RP

£325,000

\*\*\*COMING SOON\*\*\*

This brand new detached property situated in the popular village of Shepshed. This individual home offers 3 double bedrooms with en-suite for the master bedroom. Also included are open plan living - kitchen - dining areas, downstairs w/c and large formal living room.

The property benefits from off road parking for multiple vehicles.

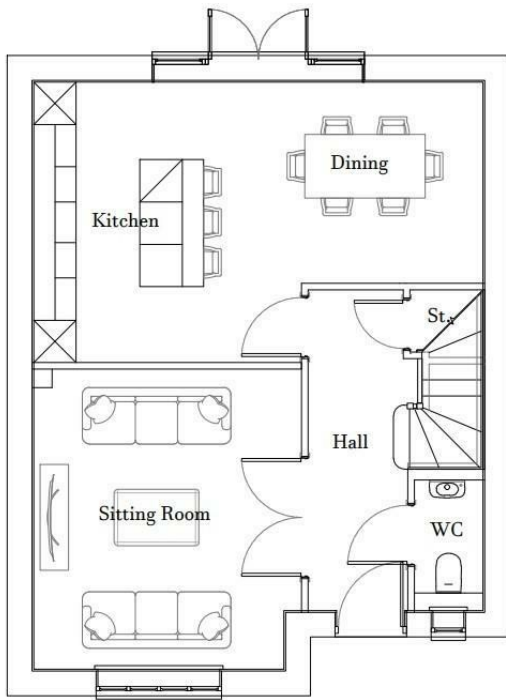
The property is rated A in respect of energy performance and features solar panels, electric vehicle charging points, luxury vinyl tile flooring, fully fitted kitchen with integrated appliances and quartz work top, oak internal doors and a 3 piece family bathroom.

This is an exclusive development of an individual property situated on Hathern Road, in the picturesque village of Shepshed, which is on the edge of the Charnwood Forest and close to local transport links such as the M1 and M42.

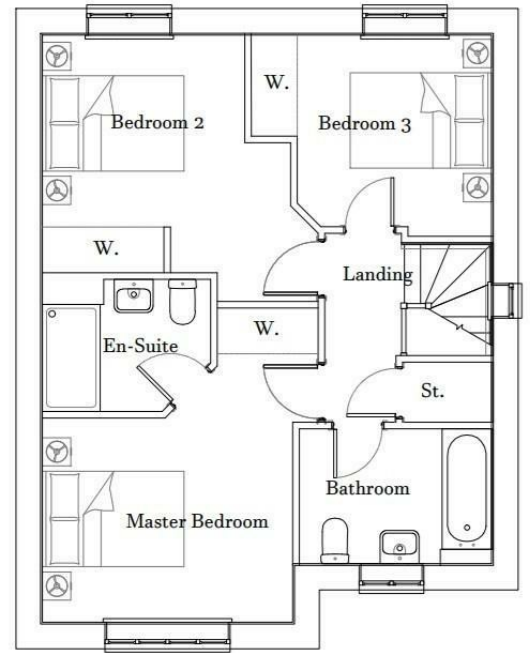
Please contact us today to arrange your early bird viewing!



## Floor Plan

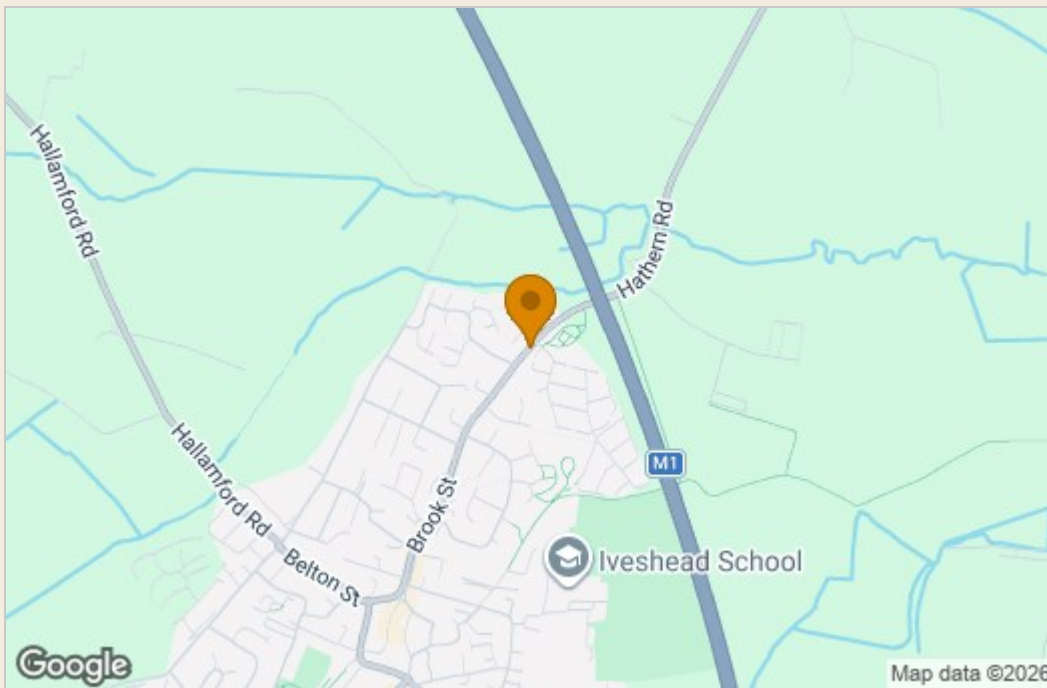


Ground Floor Plan



First Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.