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FOR SALE

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76 Hathern Road, Loughborough, LE12 9RP

£315,000





Brief Description

A rare opportunity to acquire this BRAND NEW BESPOKE DETACHED HOME, finished to an exceptional standard throughout and offered ready to move into. Situated in a desirable position in Shepshed, the property combines contemporary design, quality fixtures and fittings, and practical family living, making it ideal for a wide range of buyers.

The accommodation is fully completed with flooring and carpets throughout and benefits from oak internal doors, an EV charging point, a 10 year Warranty and DRIVEWAY PARKING FOR MULTIPLE VEHICLES. A welcoming entrance hall leads to a convenient ground floor WC, a spacious living room and an IMPRESSIVE OPEN PLAN DINING KITCHEN. Undoubtedly the heart of the home, the kitchen is fitted with stylish olive matt units, quartz worktops and a matching central island, complemented by a full range of integrated appliances including an AEG oven, induction hob, dishwasher, fridge freezer and washing machine. French doors open directly onto the rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor are THREE WELL PROPORTIONED DOUBLE BEDROOMS, including a generous master bedroom with a beautifully appointed en-suite shower room featuring a walk in shower and contemporary fittings. Bedrooms two and three overlook the rear garden, whilst a modern family bathroom serves the remaining accommodation.

Outside, the rear garden has been thoughtfully landscaped with a large paved patio, lawn and planted borders, providing a pleasant outdoor space to enjoy throughout the year. The front of the property is attractively presented with landscaped borders and a block-paved driveway offering side by side off road parking for at least two vehicles.

Combining HIGH QAULITY FINISHES, energy efficient features and a stylish modern layout, this exceptional new build home offers buyers the opportunity to enjoy all the benefits of a newly constructed property with no compromise on specification.

£315,000



ON THE GROUND FLOOR

Entrance Hall

Living Room

10'7" x 14'2" (3.25 x 4.34)

Kitchen Diner

18'6" x 12'10" (5.66 x 3.92)

WC

ON THE FIRST FLOOR

Landing

Master Bedroom

10'7" x 9'7" (3.25 x 2.94)

En-Suite

7'1" x 5'11" (2.18 x 1.82)

Bedroom Two

9'8" x 11'0" (2.97 x 3.37)

Bedroom Three

10'0" x 9'4" (3.06 x 2.85)

Bathroom

7'4" x 6'5" (2.25 x 1.97)



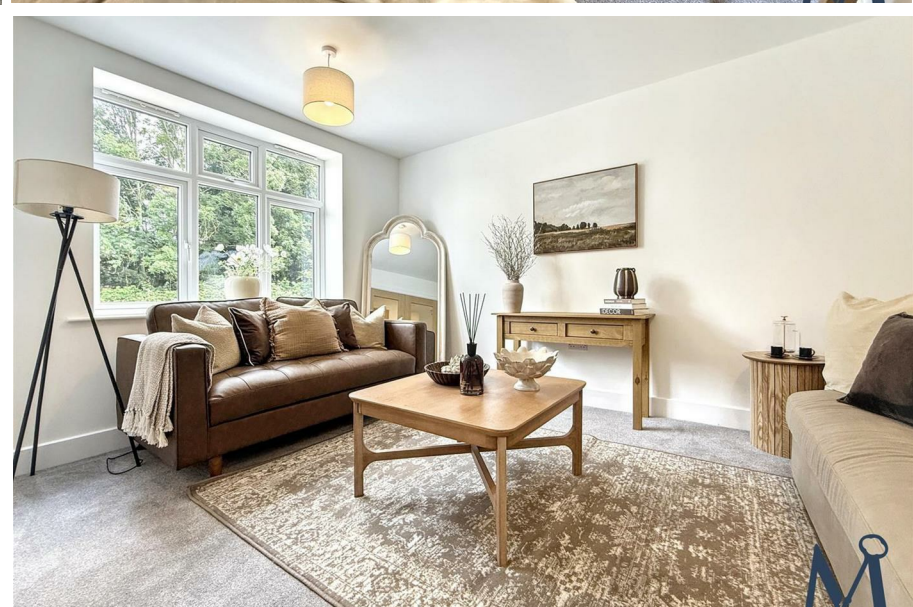
ON THE OUTSIDE

- Driveway
- Front Garden
- Rear Garden

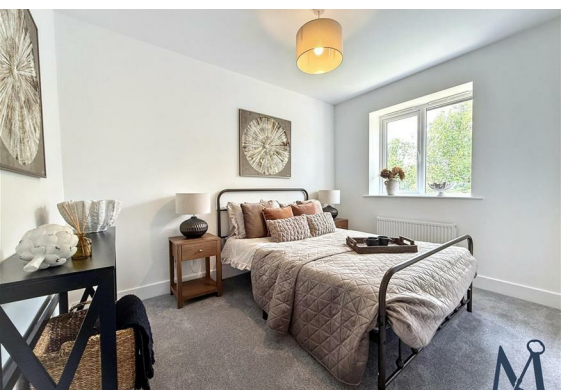


Key Features

- Brand New Bespoke Detached Home
- Stylish En-Suite To The Master Bedroom
- Stunning Fully Fitted Dining Kitchen
- EV Charging Point
- 10-Year Architectural Warranty
- Three Double Bedrooms
- Contemporary Family Bathroom
- Spacious Living Room
- Driveway Parking For Multiple Vehicles
- Virtual Property Tour Available

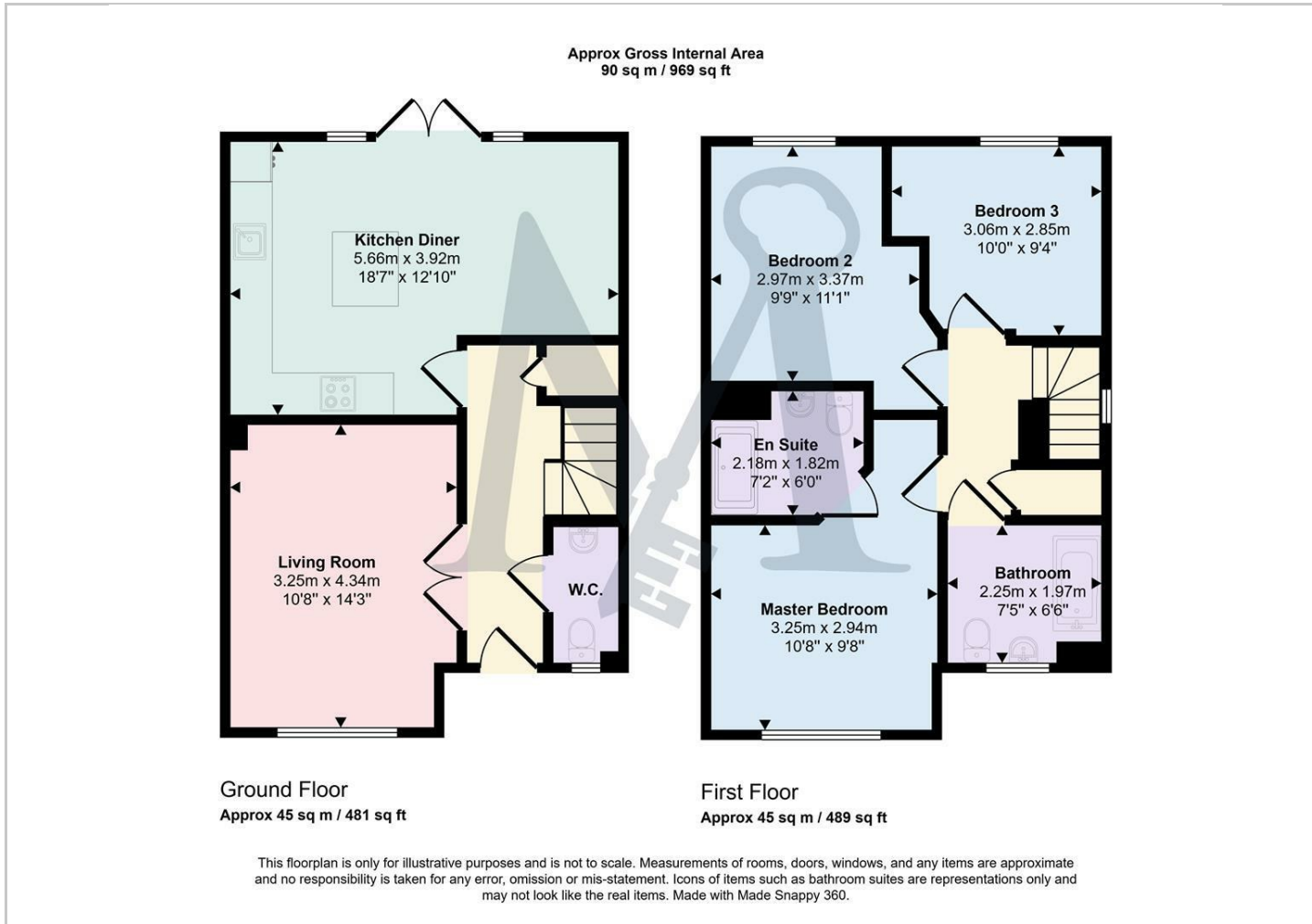








Floor Plans



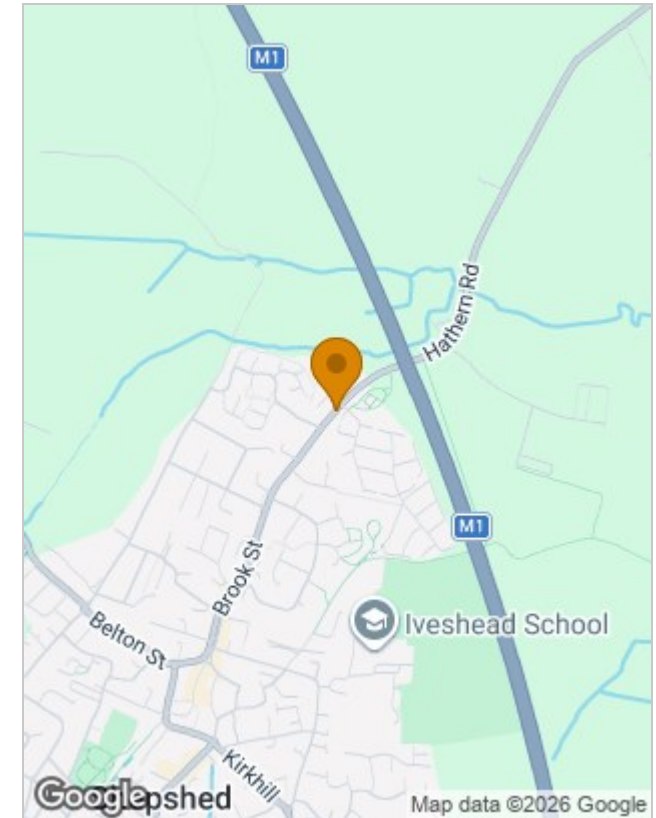
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance 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>			
England & Wales	EU Directive 2002/91/EC		