



Hathern Road, Long Whatton, LE12 5DD

£259,950

Three Bedroom Town House in a Popular Village Location

A well-presented townhouse offering three bedrooms, situated in this highly sought-after village with excellent road links and local amenities.

The property benefits from gas central heating and UPVC double glazing throughout. The accommodation comprises an entrance hallway, a spacious lounge, a separate dining room, and a modern fitted kitchen.

To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Outside, the property is set well back from the road and offers off-road parking for several vehicles. To the rear is a long, enclosed garden—ideal for families, professionals working from home, or those who enjoy outdoor space.

Early viewing is strongly recommended to fully appreciate the flexibility and location on offer.

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Entrance Porch

Door to the front, radiator.

Entrance Hall

Wood effect laminate floor, radiator.

Lounge

UPVC Window to the front, radiator, feature fireplace with hearth inset flame gas fire.

Dining Room

Wood effect laminate floor, radiator, UPVC window, cupboard under the stairs.

Fitted Kitchen

Fitted with an extensive range of modern cupboards and worktops, a single drainer stainless steel sink unit, electric cooker point, plumbing for a washing machine and slimline dishwasher, and space for a tall freestanding fridge/freezer. There is a UPVC window overlooking the rear garden, a wall-mounted Baxi combination boiler, radiator, and a UPVC door providing access to the rear garden.

First Floor

Spacious landing.

Bedroom One

UPVC window to the front, radiator, a range of fitted wardrobes including cupboards.

Bedroom Two

UPVC window to the rear, radiator.

Bedroom Three

UPVC window, radiator.

Family Bathroom

Fitted with a white four piece suite including a corner bath, separate shower cubicle, low level w/c, pedestal wash hand basin, radiator, UPVC window.

Outside

To the front the property is set well back from the road, with off-road parking for up to three vehicles. The front garden is laid to lawn with gravelled areas for low-maintenance appeal.

Rear Garden

Patio seating area, access to an outside w/c, extensive lawned rear garden with a high degree of privacy.

Tenure

Freehold

Council Tax Band

North West Leicestershire

Council Tax Band : B

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto,

have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the

Hours Of Business

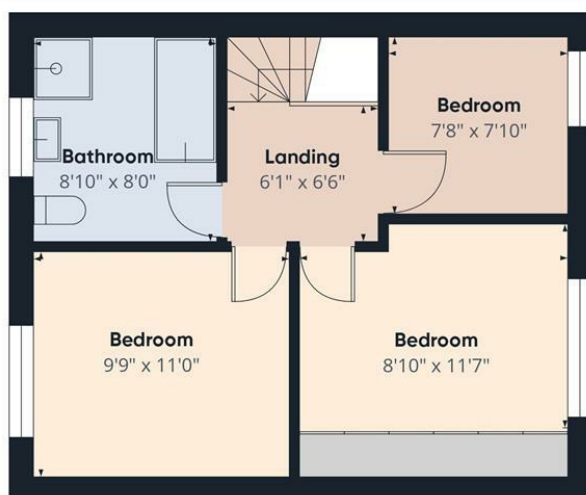
Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Floor 0



Floor 1

Approximate total area⁽¹⁾
865 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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