



Smiths  
your property experts



# Wide Street

## Hathern

- A beautifully modernised bay-fronted period home
- Perfect blend of modern and traditional features
- Generous plot with private front, rear, and side gardens
- Sitting room with a wood-burning stove
- Stunning bathroom with twin sinks and a freestanding bath
- Generous shaker-style kitchen with access to the gardens
- Downstairs cloakroom leading to a w.c.
- Situated in a lovely quiet street in the heart of Hathern

## General Description

Smiths Property Experts are favoured with instruction to market this beautifully modernised bay-fronted Victorian home, located on a quiet street in the village of Hathern.

This charming property is a fine example of a period village home that has been beautifully updated by the current owner. It is one of just three cottages in the row and offers a generous plot with private front, rear, and side gardens. Additionally, there is plenty of easily accessible on-street parking available.











## The Property

Internally, the property offers a perfect blend of modern and traditional features. It boasts beautiful joinery and original features, a wood-burning stove, and a stunning newly fitted five-piece bathroom with a freestanding slipper bath, separate shower and twin sinks. The living space covers approximately 900 square feet across two floors.

The accommodation includes a porch, a bay-fronted sitting room, a dining room, a shaker-style kitchen with direct garden access, and a cleverly designed cloakroom and WC. Upstairs, both bedrooms are good double sizes, and the bathroom is exemplary.

## The Outside

The property is elevated from the quiet street, behind an original wall with landscaped and pretty front gardens. The plot extends to the side where there is a deceptive block paved patio with space for a shed and a log store. The kitchen and dining room are flooded with light thanks to the side gardens. To the rear are private landscaped gardens with a north-westerly aspect that features an entertaining terrace to the rear.



## The Location

The village provides easy access to Loughborough (1 mile by car) and major road networks include the M1, M42 and A50. There is a full range of amenities, including excellent bus routes and a selection of public houses. The area offers ample opportunities for local walks, including along the River Soar and associated canal network. Additionally, there is a local village primary school.









## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Charnwood Borough Borough

## Important Information

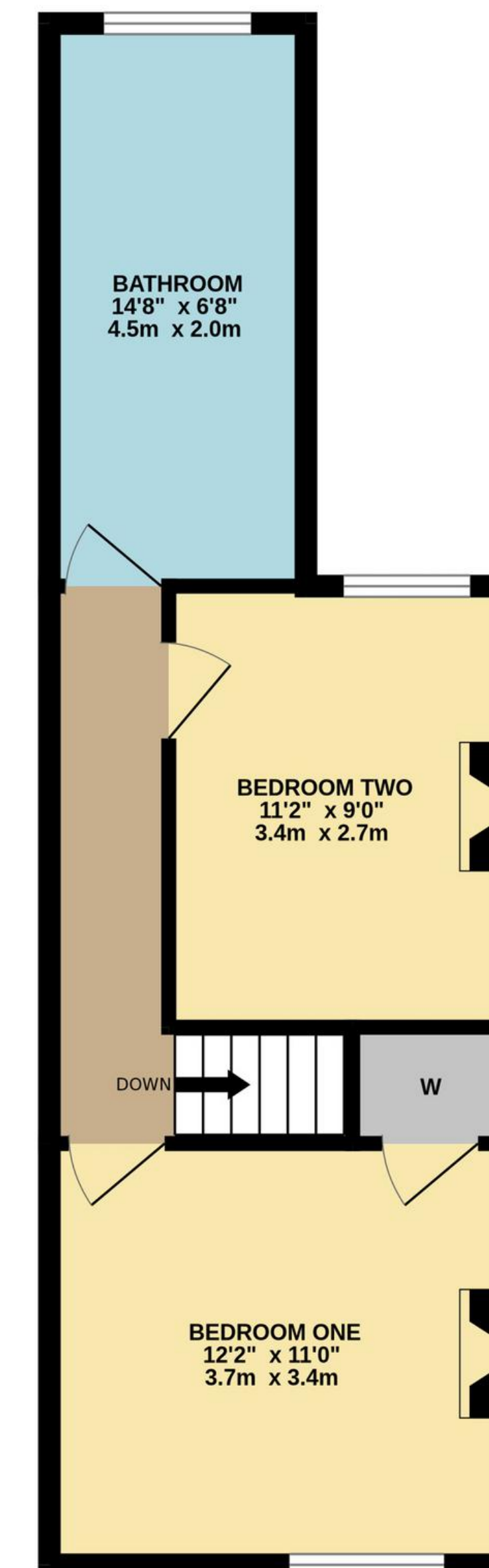
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

## Smiths Property Experts

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TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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