



## 13 Gladstone Street, Hathern

£210,000 Freehold

Stunning accommodation, characterful fittings, incredible plot and superb bathroom. This remarkable two bedroom home on Hathern's Gladstone Street has it all!

Onwards, the spacious kitchen is home to rustic wooden cabinetry, albeit with fantastic modern features, such as under-cabinet lighting, as well as an inbuilt oven with integrated electric hob above. The kitchen is also home to the handy under-stairs storage cupboard, as well as a characterful composite stable-style door to the rear garden.

The upper floor of the home has also been extensively modernised, with the master bedroom featuring tasteful built-in storage, with integrated bedside counters and creative lighting solutions. Meanwhile, the second double bedroom again benefits from an exposed brick feature chimney, whilst maintaining sufficient space to create an excellent area of accommodation. Finally, the upper floor is completed by the stunning, newly fitted, Victorian style shower room; a true showstopper. Complete with clever storage solutions and high-end fittings, few other properties will be able to match the appeal of this stunning space.

The plot of this stellar property includes a lengthy west-facing rear garden, making it a real sun trap - ideal for enjoying the morning and evening sun.

The home is well located, with Hathern CofE Primary School nearby, and provides great access to the village centre, as well as the A6.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

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. It should not be assumed that items shown in our photographs are included in the sale of the property. 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. 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. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should

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Hathern is an extremely well serviced and popular village, ideally located just off the A6. The village offers a number of facilities including a post office, primary school, pub and petrol station, as well as housing a quirky bookshop and sock factory. The village's location enables shopping and schooling at near-by Loughborough, and provides access to East Midlands airport and the M1.





**Living Room**  
10' 11" x 11' 4" (3.32m x 3.46m)

**Kitchen**  
11' 11" x 11' 4" (3.63m x 3.46m)

**Landing**

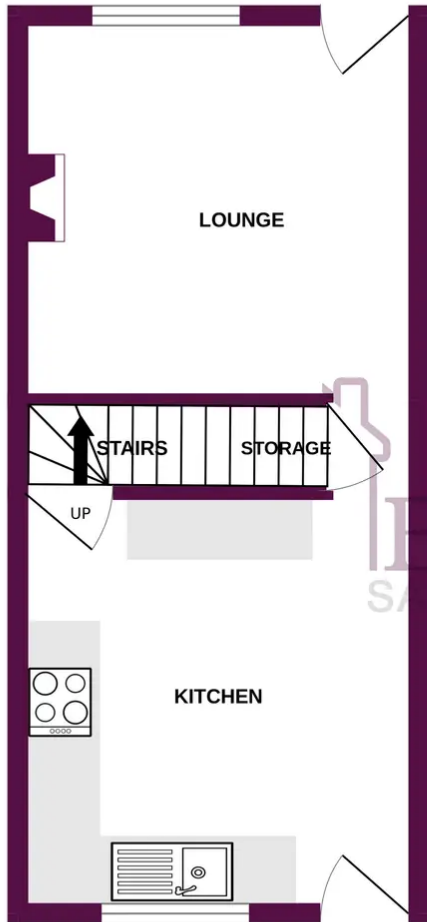
**Bedroom One**  
11' 0" x 11' 4" (3.35m x 3.46m)

**Bedroom Two**  
11' 10" x 6' 4" (3.60m x 1.94m)

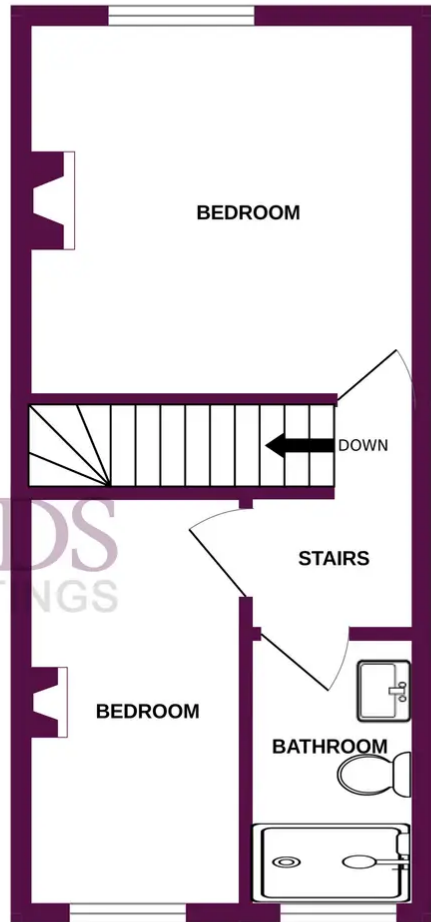
**Bathroom**  
7' 11" x 4' 7" (2.42m x 1.39m)



GROUND FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



FIRST FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 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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