



ASKING PRICE: £ 685,000

**PLOT 1, THE HAWTHORNE, SOWTERS LANE, BURTON-ON-THE-WOLDS | NICHROBOLICH**

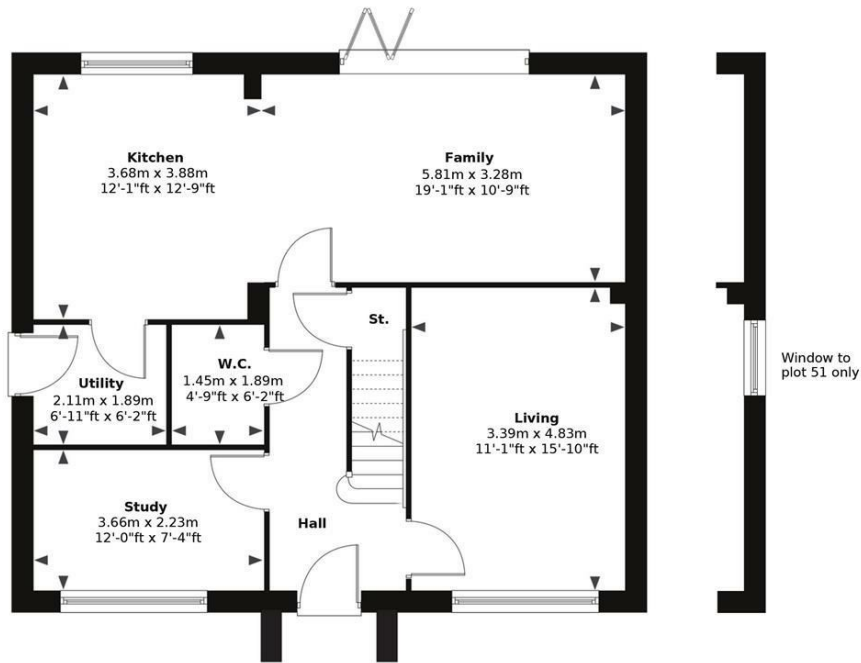






The Hawthorne – This impressive and beautifully presented detached family home offers spacious and versatile accommodation arranged across three floors, forming part of the highly regarded Walton Brook development in the sought-after village of Burton on the Wolds. Finished to a high standard throughout, the property combines contemporary design with practical family living, featuring generous proportions, multiple reception spaces, and an excellent balance of bedroom and bathroom accommodation.

## GROUND FLOOR



### Living Spaces & Kitchen

The property is entered via a welcoming central hallway, creating an immediate sense of space and flow. To the front elevation, a well-proportioned living room provides a comfortable and elegant setting for everyday relaxation, benefitting from excellent natural light and a calm, neutral finish.

Also positioned to the front is a versatile study, ideal for those working from home, as a playroom, or an additional snug depending on lifestyle requirements.

To the rear, the home opens into a superb open-plan kitchen and family area spanning the full width of the property. This sociable heart of the home has clearly been designed with modern family life in mind, offering a stylish fitted kitchen alongside ample room for dining, lounging, and entertaining. Large rear doors allow natural light to flood the space while providing seamless access

to the garden, making this an ideal area for both everyday use and hosting guests.

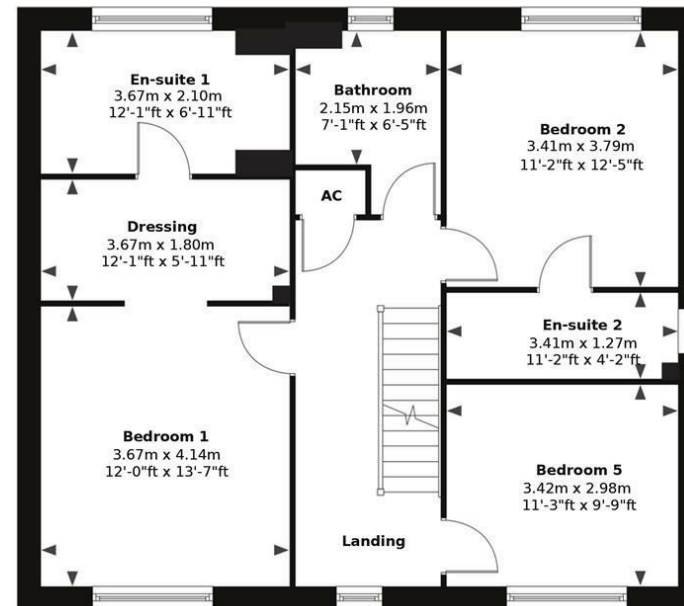
A separate utility room adds practicality, offering further storage and appliance space, while a ground floor W.C. completes the downstairs accommodation.

#### Bedrooms & Bathrooms

The first floor hosts an excellent principal suite, with the main bedroom benefitting from a dedicated dressing room and private en-suite, creating a luxurious retreat away from the main living areas.

A second generous double bedroom also enjoys the advantage of its own en-suite shower room, making it ideal for guests or older children seeking independence. A

## FIRST FLOOR

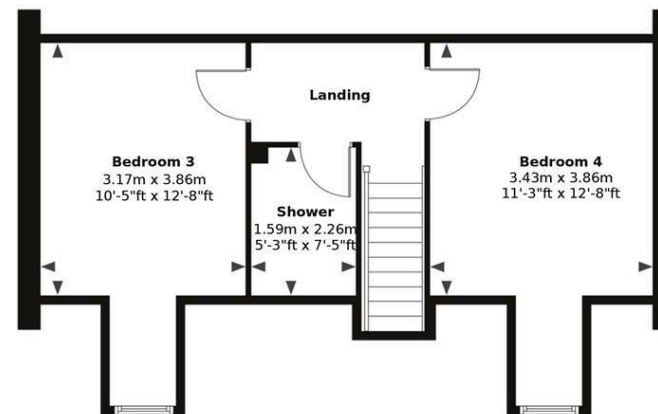




## SECOND FLOOR

further well-sized fifth bedroom is also positioned on this floor, alongside the main family bathroom serving the remaining accommodation.

The second floor continues to impress, offering two additional spacious double bedrooms connected by a central shower room. This upper floor is perfect for growing families, teenagers, or those requiring further guest accommodation while maintaining privacy and flexibility.



### Outdoor Lifestyle

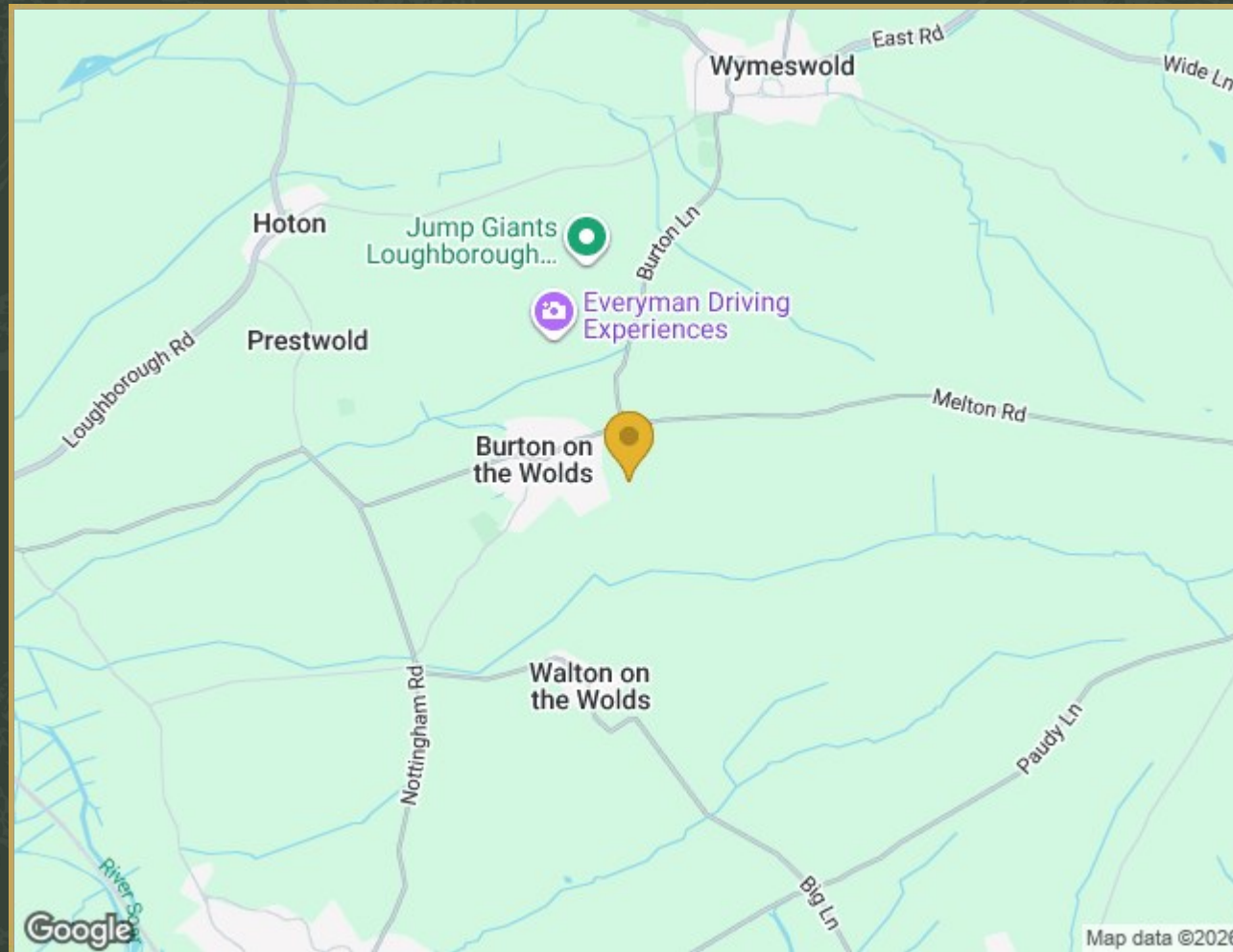
Externally, the property enjoys an attractive position within the Walton Brook development, known for its quality homes and family-friendly surroundings. The layout of the home lends itself perfectly to modern living, with practical internal flow, multiple reception options, and excellent bedroom distribution across all floors.

This is a home designed to evolve with family life, offering generous accommodation without compromising on style or functionality.





# Property Location



Plot 1, The Hawthorne Sowters Lane, Burton-On-The-Wolds, Loughborough,  
Leicestershire, LE12 5TS

