

# Hathern Road

Shepshed, Loughborough, LE12 9RP



**Make it your own, flip it or perhaps potentially develop it (subject to planning) – The Choice Is Yours.**

**Offers Over £300,000**

**John German** 

This detached family home is perfect if you want a "project" to put your own stamp on a property. It has three double bedrooms and a bathroom on the first floor and was formally two properties combined into one which gives it a superb downstairs living space. There is scope to have an informal dining area in the living room so you could still sit to eat if you wish.

You'll want to redecorate and will need to replace the kitchen as well as the family bathroom and reconfigure the lobby area. This would, however, make an ideal study area or home office perhaps.

There is plenty off-street parking with driveways to each side, but the real potential comes with the existing outbuildings and garage. These are all currently used for storage, but you will see from the floorplans that with the correct approach, insight and relevant planning, these could be utilised as further office space, gymnasium, or playroom for those family buyers with children.

This property is within easy reach of Shepshed and for families the local amenities, services, and schools are all close by. It is also close to the village of Hathern. Shepshed is convenient for East Midlands Airport and the M1 Motorway network for North and South Travel which makes the area very popular with buyers that need to commute.

This property will suit a wide range of occupiers, from families to developers and it offers a great "blank canvas" to put your own mark on. Coupled with the scope and potential for the outbuildings, and priced to attract interest, we are expecting demand. All of this with No Upwards Chain.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

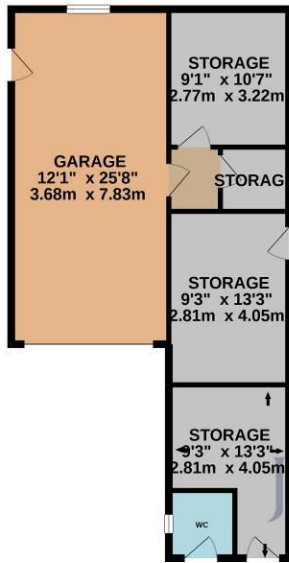
**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

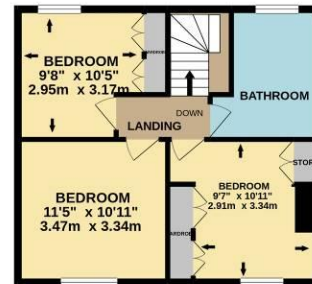
**Our Ref:** JGA/19102021

**Local Authority/Tax Band:** TBC / Tax Band TBC

GROUND FLOOR



1ST FLOOR



John German  
Estate Agents & Chartered Surveyors





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		



John German  
 8 Forest Road, Loughborough, Leicestershire, LE11 3NP  
 01509 239121  
 loughborough@johngerman.co.uk

#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter | The London Office

**JohnGerman.co.uk** Sales and Lettings Agent