

Swallow Walk

Hathern, Loughborough, LE12 5JF



A well-presented, extended home with a wealth of potential, large private rear garden with open views, single garage and driveway, being sold with no onward chain.

£325,000

John German 

This property would make an ideal purchase for professional couples or those wishing to downsize.

The property is located within close proximity to a range of amenities including; Hatfield C of E Primary School, Hatfield Post Office, Community Library, St Peter & St Paul Church, shops, boutiques, pubs and restaurants. Further amenities can be found in nearby Loughborough (approx 3.5 miles away). There are also plenty of green spaces for walking and cycling.

Public transport is well catered for by regular bus service; commuter access to the M1 and A6 is excellent.

Accommodation comprises; two double bedrooms, shower room, lounge and breakfast kitchen.

Externally, the garden is of excellent size, low maintenance, south facing, and very private with open field views. There is a single garage and the driveway offers comfortable parking.

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

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Leicestershire County Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA15072024

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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area¹⁾
975.86 ft²
90.66 m²

(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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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