



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





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

The property is located within dose proximity to a range of amenities induding; Hathern Cof E Primary School, Hathern 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 cyding.

Public transport is well catered for by regular bus service; commuter a ccess 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.

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Tenure: Freehold (purchasers are advised to satisfy themselves as to the
tenure via their legal representative).
Property construction: Standard
Parking: Drive way
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 <u>https://checker.ofcom.org.uk/</u>
Local Authority/Tax Band: Leicestershire County Council / Tax Band C
Useful Websites: www.gov.uk/govemment/organisations/environment-
<u>age n cy</u>
Our Ref: JGA15072024
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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

















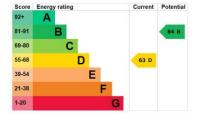


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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.

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Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive 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.



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