



Beautifully maintained and well-proportioned throughout, this inviting home is ideal for first-time buyers, professional couples or small families. Offering generous living accommodation and a practical layout, it provides comfortable everyday living in a location convenient for schools, shops, and local parks.

Offers over £245,000



John German

The property is located within close proximity to a range of amenities including Hathern C of 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 cycling.

Public transport is well catered for by regular bus service; commuter access to the M1 and A6 is excellent. Loughborough Railway Station is approximately 10 minutes away by car and offers links to London and Edinburgh. East Midlands Airport is also approximately 10 minutes away by car.

Accommodation comprises; three bedrooms, modern shower room, lounge/diner and farmhouse style kitchen.

Externally, the garden has been designed with low maintenance in mind, featuring an artificial lawn, paved patio seating area and some handy outbuildings with W.C. and useful storage. The front garden has been beautifully landscaped and planted making it a perfect entrance to the home. On street parking is easily available on this very quiet cul-de-sac.

To view this property, please contact John German Loughborough office.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

## Property construction: Standard

**Parking:** On street

## Electricity supply: Mai

## Water supply: M

## Sewerage: Mains

## Heating: Mains gas

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

### **Broadband type: Fibre**

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:** Charnwood Borough Council / Tax Band B

## Useful Websites: www.

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







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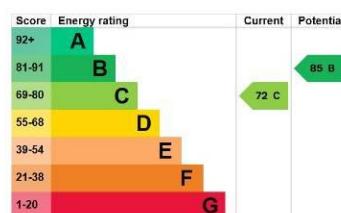
**Agents' Notes**  
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#### Referral Fees

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**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.



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