



Pasture Lane

Hathern, Loughborough, LE12 5LJ

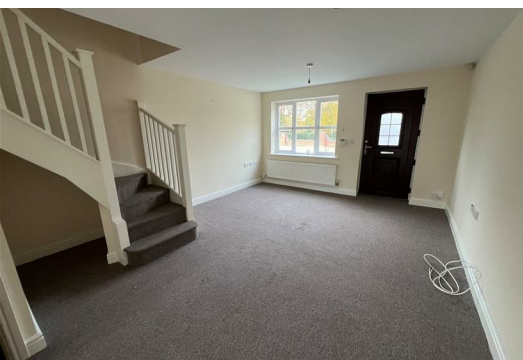
Guide Price £135,000



To be sold via NATIONAL TIMED ONLINE AUCTION
BIDDING OPENS: 13:00 on Monday 1st December 2025
AUCTION ENDS: 13:00 on Tuesday 2nd December 2025

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A modern two bedroomed mid town house in a semi rural location in the popular village of Hathern. In good order with modern kitchen and bathroom. Electric central heating. Freehold with vacant possession. Legal work will be required post purchase to separate this property from a shared title deed.



Lounge/Diner 28'4" x 12'11" (8.64m x 3.95m)

Kitchen area 10'3" x 12'11" (3.13m x 3.95m)

Cloak/WC

Landing

Bedroom 1 10'2" x 12'11" (3.1m x 3.95m)

Bedroom 2 9'5" x 12'11" (2.89m x 3.95m)

Bathroom 5'7" x 8'8" (1.71m x 2.65m)

Outside

Gardens to the front and rear and designated off road parking to the rear.

Property Information

Tenure: Freehold
Local Authority: Charnwood Borough Council
Council Tax Band: D
Type of Construction: Timber framed
Services: The property is offered to the market with mains electricity, water and drainage.
The property is being with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the auctioneers.

Buyer's Administration Fee

The succesfull buyer will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT)

Buyer's Premium Fee

The successfull buyer will be required to pay a buyer's premium of £1560.00 (£1300.00 + VAT)

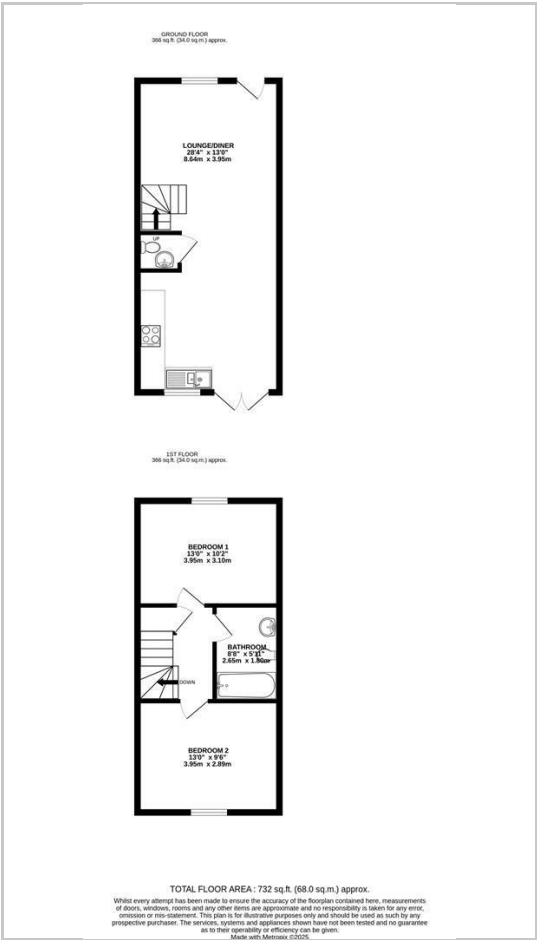
Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

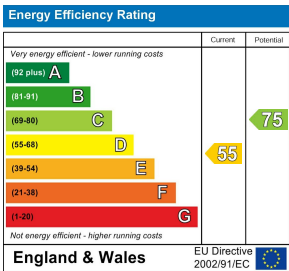
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.