



## Pasture Lane

Hathern, Loughborough, LE12 5LJ

**Guide Price £125,000**



To be sold via NATIONAL TIMED ONLINE AUCTION  
BIDDING OPENS: 13:00 on Monday 26th January 2026  
AUCTION ENDS: 13:00 on Tuesday 27th January 2026

Visit [auctionhouse.co.uk/leicestershire](http://auctionhouse.co.uk/leicestershire)

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

### **Buyer's Premium Fee**

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

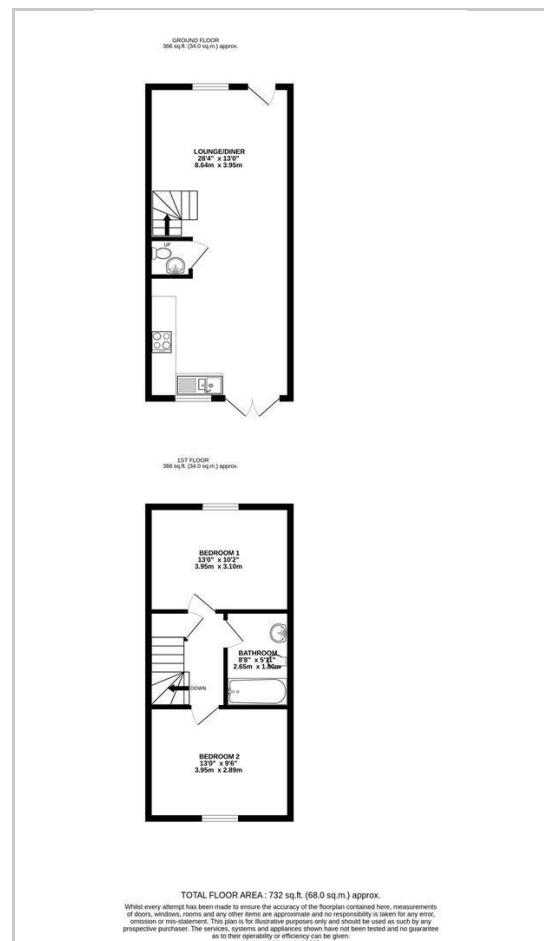
### **Consumer Protection Legislation**

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.

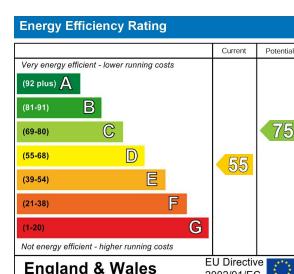
### **Area Map**



### **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 firm's employment has the authority to make or give any representation or warranty in respect of the property.