



Smiths
your property experts

High Meadow

Hathern

- No upward chain
- Well-presented two-double-bedroom property
- Low-maintenance south-facing rear gardens
- Kitchen/diner and two reception rooms
- Three-piece family bathroom
- Allocated shared parking and a garage
- Potential to create a driveway subject to the necessary consents
- Excellent investment opportunity or first-time purchase

General Description

Smiths Property Experts offer to the market, with no upward chain, this well-presented two-double-bedroom home located in the heart of Hathern. The property is situated in a peaceful setting and boasts a south-facing garden and a garage. This property has been well-maintained over the years and is an excellent investment opportunity. Alternatively, it would be an ideal choice for those looking for their first home or for those wanting to downsize.

The village provides easy access to Loughborough (approximately 1 mile by car), and major road networks including the M1, M42 and A50. There is a full range of amenities, including excellent bus routes and a selection of public houses. Additionally, there is a local village primary school.





The Property

The property features UPVC double glazing and gas central heating. There is approximately 741 square feet of living space, spread over two floors. On the ground floor, you will find a spacious sitting room, a recently updated kitchen/diner, and a conservatory with direct access to the garden through French doors. Upstairs, there are two good-sized bedrooms and a three-piece family bathroom.

The Outside

The property is located in a small and well-thought-out development in the heart of the village. There is easy access to the full range of amenities available, as well as bus links to Loughborough town centre and East Midlands airport. To the rear are delightful, landscaped gardens with a reasonably private and south-facing aspect. Of note is the garage, which is accessible from the rear gardens. There is allocated shared parking to the rear and further potential to create a driveway subject to the necessary planning consents.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Charnwood Borough Council.

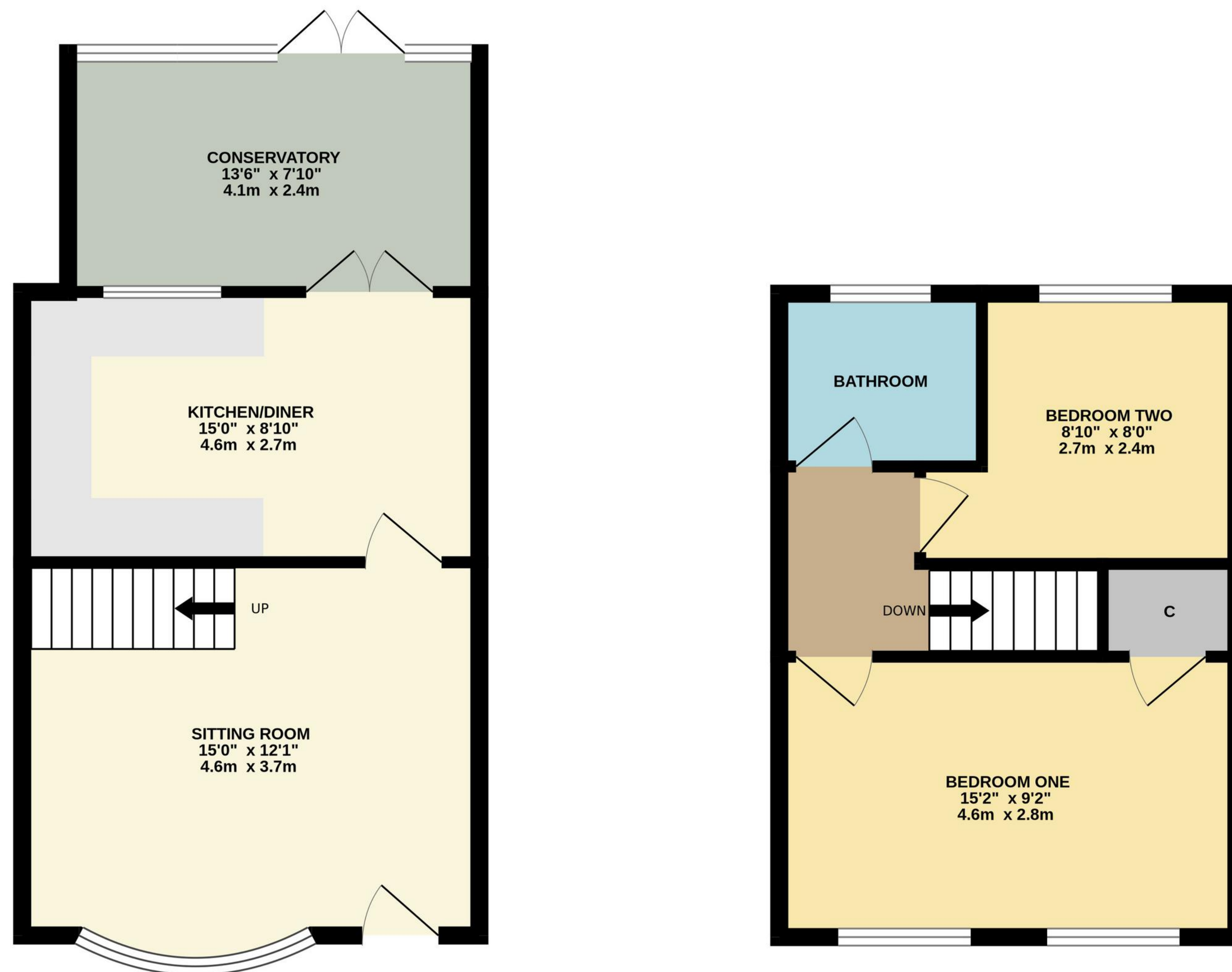
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 741 sq.ft. (68.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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