



Smiths
your property experts

Dovecote Street

Hathern

- No upward chain
- Lovely, detached bungalow in a generous plot
- Elevated from a quiet and peaceful village street
- Driveway and mature front and rear gardens
- Kitchen/breakfast room with a useful pantry
- Three double bedrooms and a family bathroom
- Ready for refurbishment throughout
- Popular village with convenient transport links

General Description

Smiths Property Experts offer to the market, with no upward chain, this lovely three-bedroom detached bungalow located on a generous plot. The property is elevated from a quiet and peaceful village street with landscaped front gardens. The property is of high-quality construction but will require updating and refurbishment throughout.





The Property

The property has a floor area measuring approximately 915 square feet, with accommodation across the ground floor. In brief, expect to find a spacious entrance hall, a formal sitting room, and a kitchen/breakfast room to the rear.

There is plentiful storage in the hall and a useful brick store and pantry off the kitchen space. There are three bedrooms, all double-sized, and a family bathroom.

The Outside

Set back and elevated from the road with a driveway to the front and mature landscaped gardens, the property sits well within its grounds. To the rear are private lawned gardens.

The Location

The village provides easy access to Loughborough (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. The area offers ample opportunities for local walks, including along the River Soar and associated canal network. Additionally, there is a village primary school.





Property Information

EPC Rating: G.

Council Tax Band: D.

Local Authority: Charnwood Borough Council

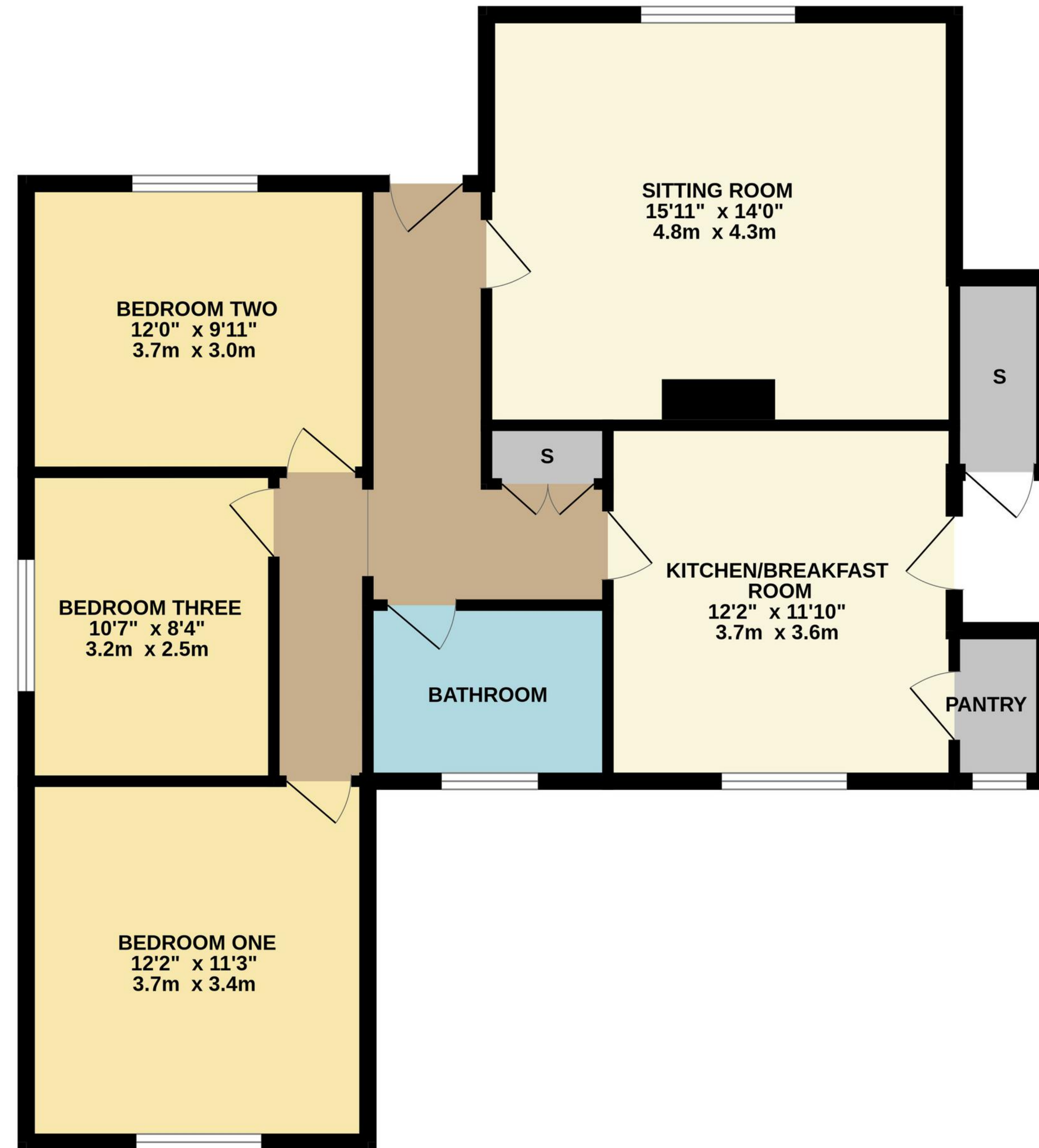
Important Information

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 : 915 sq.ft. (85.0 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.
Made with Metropix ©2025



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



