



**Wide Street, Hathern, LE12 5JQ**



Part of

# Property Description

A modern semi-detached house situated in the heart of this popular and well served village just to the north of Loughborough. The extended accommodation would now benefit from further internal upgrading and offers good sized family living space. Gas central heating and UPVC double glazed windows and doors. The accommodation includes entrance porch, hall, lounge, extended dining room, cloakroom/w.c., kitchen, 3 bedrooms and shower room.

Outside offers a good sized front garden, meaning that the property is set well back from the road and to the rear is a low maintenance garden.

NO CHAIN





## Key Features

- MODERN SEMI-DETACHED HOUSE
- SITUATED IN THE HEART OF THIS POPULAR VILLAGE
- FURTHER UPGRADING REQUIRED
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- PORCH, HALL, LOUNGE, EXTENDED DINING ROOM
- CLOAKROOM/W.C., KITCHEN
- 3 BEDROOMS AND REFITTED SHOWER ROOM
- GOOD SIZED FRONT GARDEN, LOW MAINTENANCE REAR GARDEN
- NO CHAIN

**£230,000**

## VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- firelight.coining.starring

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE PORCH

With window to front and door to side, entrance door to hall.

#### HALL

With stairs to first floor and radiator.

#### LOUNGE

With window to front, radiator, timber fire surround with marble back cloth and gas flame effect fire (not tested), twin part glazed doors to dining room.

#### EXTENDED DINING ROOM

With patio doors to rear, radiator.

#### CLOAKROOM/W.C.

With window to side, w.c. and wash basin.

#### KITCHEN

With window to rear and door to side, base and wall units, work surfaces, textured sink, gas hob, space for oven, tiled splashbacks and floor, radiator, pantry cupboard.

### FIRST FLOOR LANDING

With window to side and loft access.

#### BEDROOM 1

With window to front, radiator and fitted wardrobes.

#### BEDROOM 2

With window to rear, radiator and Built in cupboard housing the central heating boiler.

#### BEDROOM 3

With window to front, radiator and built in wardrobe.

#### SHOWER ROOM

With window to rear, suite comprising w.c., wash basin and corner shower cubicle, fully tiled walls, heated towel rail, airing cupboard.

### OUTSIDE





### **FRONT GARDEN**

An extensive lawned front garden with flower and shrub beds, gated side access leads to a side and rear garden.

### **REAR GARDEN**

A low maintenance garden being mainly slabbed with flower beds and timber shed.

### **Purchasing Procedure**

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

### **Money Laundering**

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

### **Market Appraisals**

If you have a house to sell then we offer a Free Valuation, without obligation.

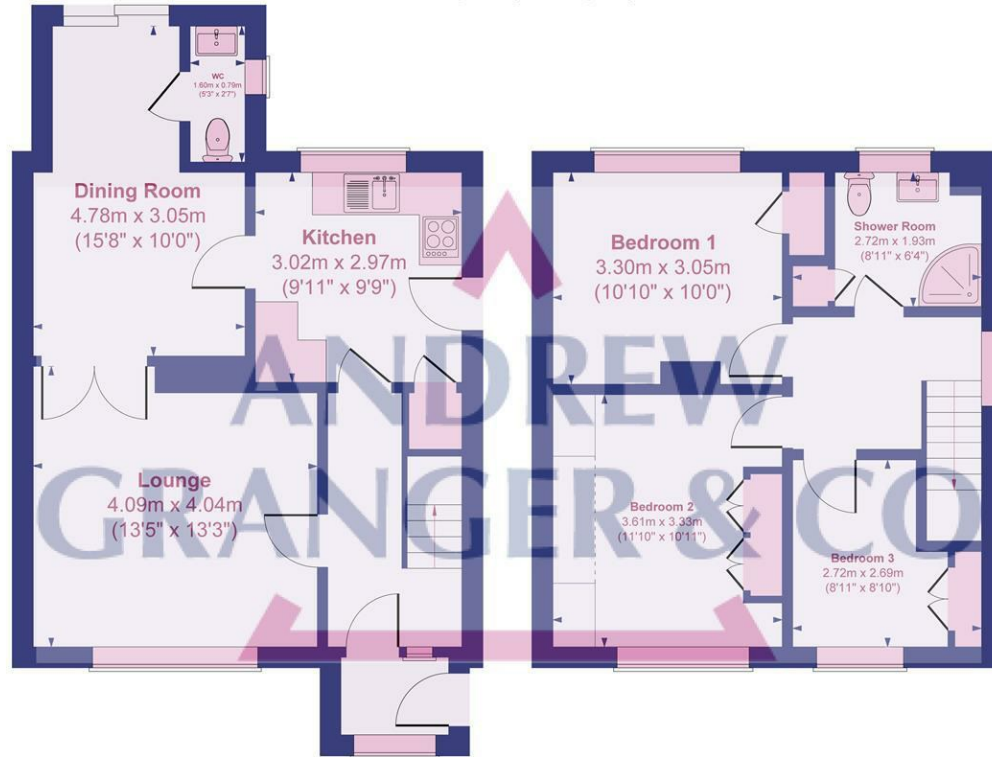
### **Conveyancing**

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



# Floorplan

**Approximate Gross Internal Area  
92.0 sq. m. (992 sq. ft.)**



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority  
Charnwood Borough Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534