



Narrow Lane, Hathern, LE12 5LH



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

A WELL PROPORTIONED 3 BEDROOM SEMI-DETACHED HOUSE SITUATED IN A ELEVATED POSITION CLOSE TO THE CENTRE OF THIS NORTH LEICESTERSHIRE VILLAGE, PRIVATE DRIVEWAY TO REAR, PARKING AND DETACHED GARAGE.

This well maintained semi-detached house offers good sized family accommodation and is situated close to the centre of this popular north Leicestershire village. The village itself is well placed for access to Loughborough, Nottingham and Derby, being only a short drive from the M1 junction 24 and East Midlands Airport. There is a regular 'Sky Link' bus service which passes through the village and allows easy access to both Loughborough and the Airport.

The property has gas central heating and UPVC double glazing and includes entrance hall, lounge, dining room, fitted kitchen, 3 bedrooms, bathroom and separate w.c.. Outside offers a front garden with steps from the lane, a private shared driveway gives access to the rear of the properties where number 27 has parking and a detached brick garage, there is also a south facing rear garden.





Key Features

- GOOD SIZED SEMI-DETACHED FAMILY HOME
- ELEVATED POSITION CLOSE TO VILLAGE CENTRE
- WELL LOCATED VILLAGE WITH GOOD SERVICES AND ACCESS TO LOUGHBOROUGH, NOTTINGHAM AND DERBY, M1 AND AIRPORT
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZED WINDOWS
- ENTRANCE HALL, LOUNGE, SEPARATE DINING ROOM, FULLY FITTED KITCHEN
- 3 BEDROOMS (2 DOUBLE, 1 SINGLE), BATHROOM AND SEPARATE W.C.
- FRONT GARDEN, SOUTH FACING REAR GARDEN
- SHARED PRIVATE DRIVEWAY ACCESSES THE REAR OF THE PROPERTIES
- OFF ROAD PARKING AND SINGLE BRICK BUILT GARAGE
- NO CHAIN

Guide Price
£250,000

VIEWINGS & DIRECTIONS

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

What 3 Words location:- fled.socket.remaining

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

With glazed door and side panel, radiator, staircase to first floor.

LOUNGE

11'5" x 15'1" max

With window to front, radiator and fitted gas fire.

FITTED KITCHEN

7'2" x 15'1"

With window to rear and side, door to side leading to the garden, extensive range of fitted base and wall cupboards with cream fronts, contrasting work surfaces, stainless steel sink top, gas hob, split level electric double oven, cooker hood, integrated dish washer and fridge, plumbing for washing machine, tiled splashbacks, door to dining room.

DINING ROOM

9'11" x 11'5"

With patio doors to rear garden, radiator and laminate flooring.

FIRST FLOOR LANDING

With window to side and loft access.

BEDROOM 1

10'1" max x 15'

With window to front, radiator and an extensive range of fitted wardrobes and cupboards.

BEDROOM 2

9'11" x 11'6"

With window to rear, radiator and fitted wardrobes.

BEDROOM 3

7'3" x 8'5"

With window to front, radiator and fitted wardrobes.

BATHROOM

With window to rear, vanity unit with wash basin, bath with shower over, fully tiled walls, heated towel rail.

SEPARATE W.C.

With window to side and w.c.

OUTSIDE





FRONT GARDEN

A sloping front garden leads down to the lane with a variety of plants, shrubs etc, there are steps leading up from the lane. Gated side access leads to the rear garden.

REAR GARDEN

The rear garden is south facing and has a patio area and lawn, along with shrub borders, there is gated access to the rear to the off road parking. There is a shared private driveway leading from Narrow Lane which accesses the rear of the properties, number 27 has off road parking to the rear of its garden and also a garage.

SINGLE GARAGE

With up and over door, 2 windows and door to side, window to rear.

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 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Market Appraisals

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

Surveys

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.

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



Floor plans are for identification purposes only. All measurements are approximate.
Created using Vision Publisher™



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 office on 01509 235534



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