



Loughborough Road, Hathern



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**£205,000**

- SEMI DETACHED COTTAGE
- TWO DOUBLE BEDROOMS
- FIRST FLOOR OFFICE
- FULL WIDTH LOUNGE DINER
- FOR SALE WITH NO CHAIN
- FULL WIDTH DINING KITCHEN
- PLEASANT REAR LAWN GARDEN
- EXCELLENT COMMUTING
- FREEHOLD
- EPC rating C



An instantly appealing double fronted semi detached cottage featuring a stylish and contemporary interior. along with heritage touches whilst occupying this highly convenient location.

The surprising and generous accommodation offers a bright and airy feel throughout, large windows, high reach ceilings and a stylish interior.

The property is set back from the road where you enter via a central path and into a full width lounge diner centred around an exposed brick chimney breast with the potential to install a log burner or open fire basket. (chimney would need checking). Wood laminate flooring, two large windows flooding the room with light and a half glazed door through to the dining kitchen.

The kitchen also spans the full width of the property and has a rear stable door, letting the fresh air in and overlooking the rear garden. A quality hand painted solid oak kitchen. space for a fridge and freezer, gas and electric cooker points with space for a range style oven with extractor over, solid butchers block work surfaces with porcelain sink, plumbing for washing machine and dishwasher, dining bar to seat two, ceramic tiled floor and a unique dogleg staircase leading to upstairs.





The property offers two large double bedrooms, one with contemporary wood slat panelled wall, number two currently utilised as a dressing room and in addition to these bedrooms is a separate home office which is also large enough to accommodate a nursery style set up.

The large bathroom has a four piece suite including a bath with separate shower enclosure with mixer shower, along with a vanity style sink, ceramic tile effect waterproof laminate flooring and airing cupboard which houses the Viessman combination gas central heating boiler.

Gated access around to the side leads into a fully enclosed lawn garden with block paved patio, gravelled barbecue area (barbecue not included) and this catches the sun for most part of the day but also has vehicular access across The Leys and once upon a time was presented as off road parking for two cars. if parking is desired, the garden could be made smaller to accommodated one car space.

Good to know: The property has uPVC double glazing throughout, gas central heated, outside light and cold water tap. For sale with no chain.

To find the property, leave Loughborough north on the A6 Derby Road and into the village of Hathern on Loughborough Road where the property is situated on the right hand side identified by the agent's 'For Sale' board.





LOUNGE DINER 6.94m x 3.97m (22'10" x 13'0")

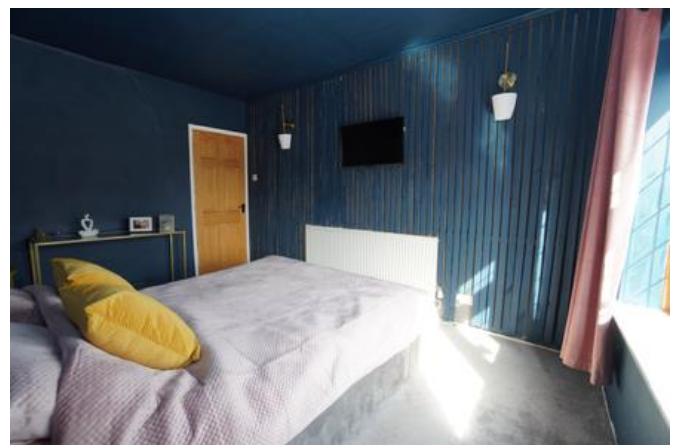
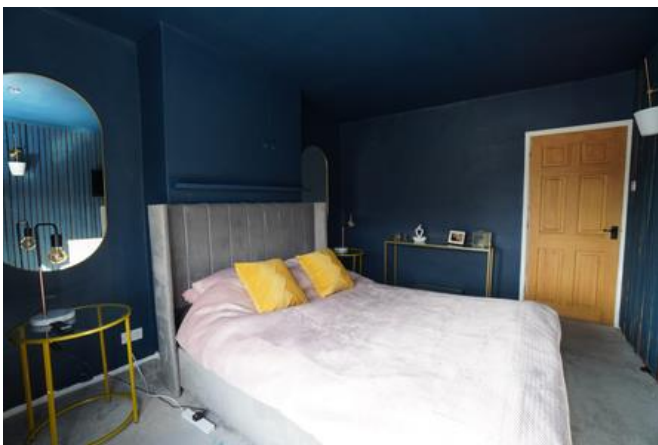
DINING KITCHEN 6.97m x 2.64m (22'11" x 8'8")

BEDROOM ONE 3.97m x 3.24m (13'0" x 10'7")

BEDROOM TWO 3.97m x 3.55m (13'0" x 11'7")

HOME OFFICE 3.31m x 1.74m (10'11" x 5'8")

BATHROOM 3.29m x 2.74m (10'10" x 9'0")





## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B.

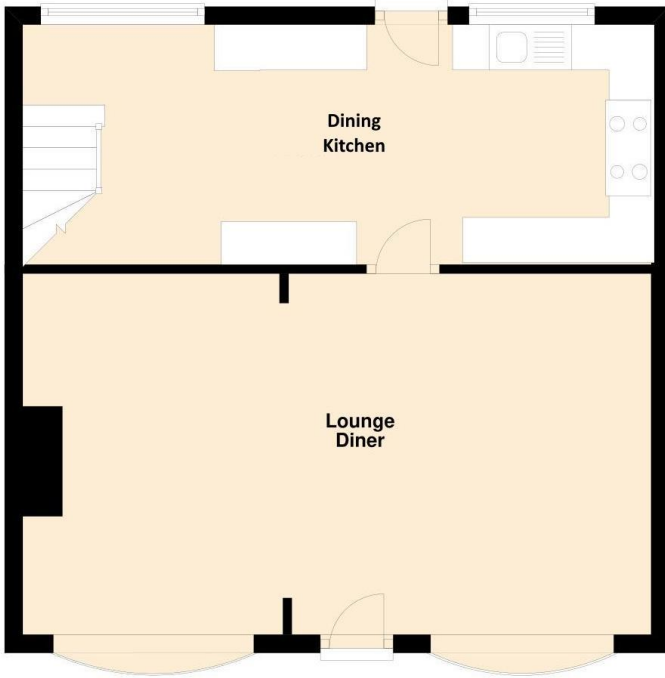
## DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

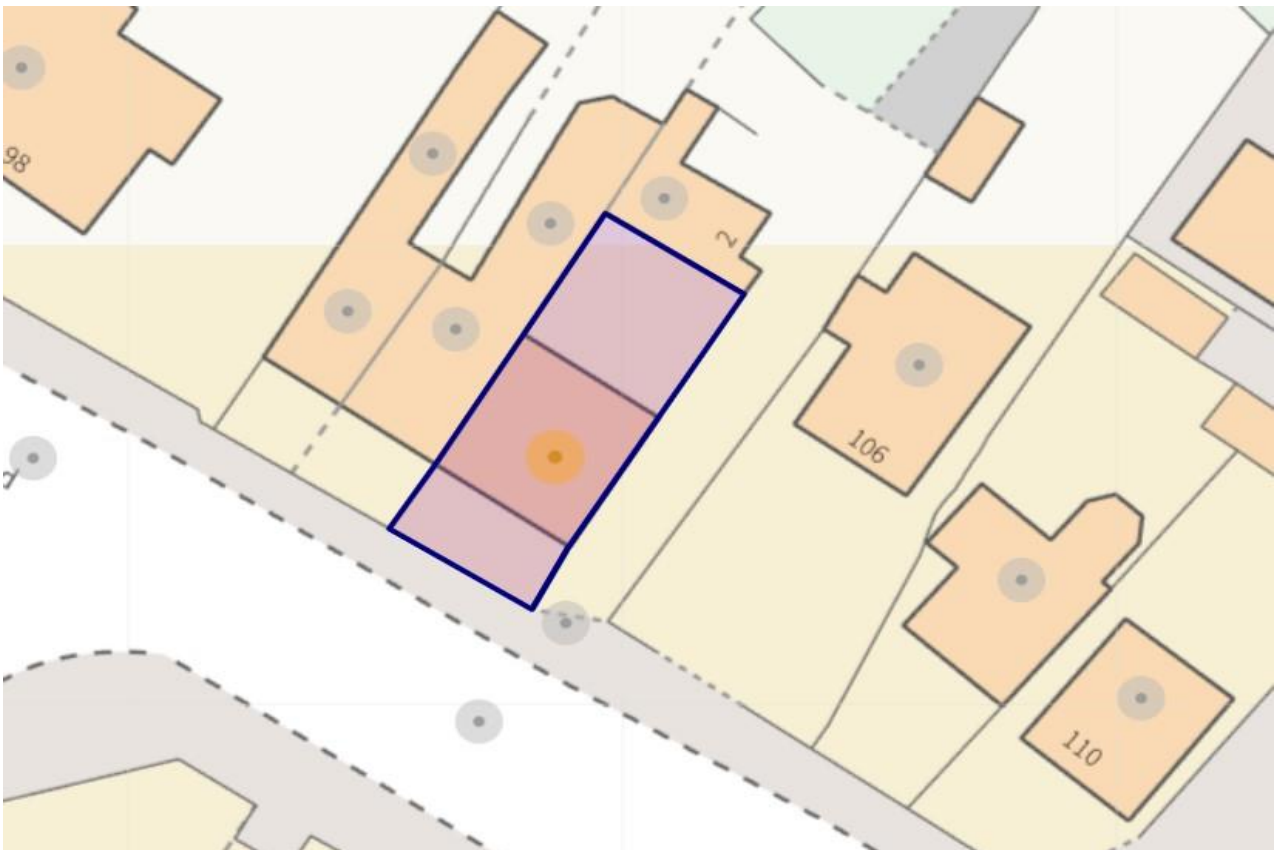
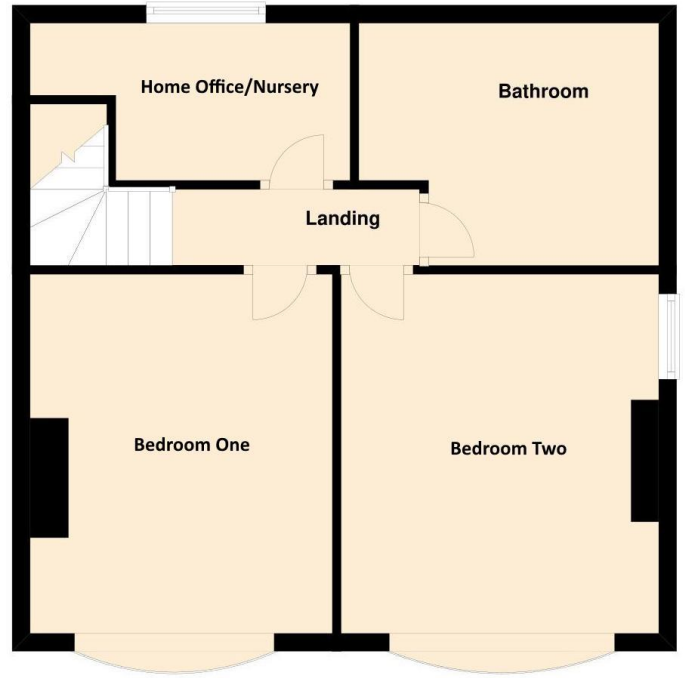
## REFERRALS

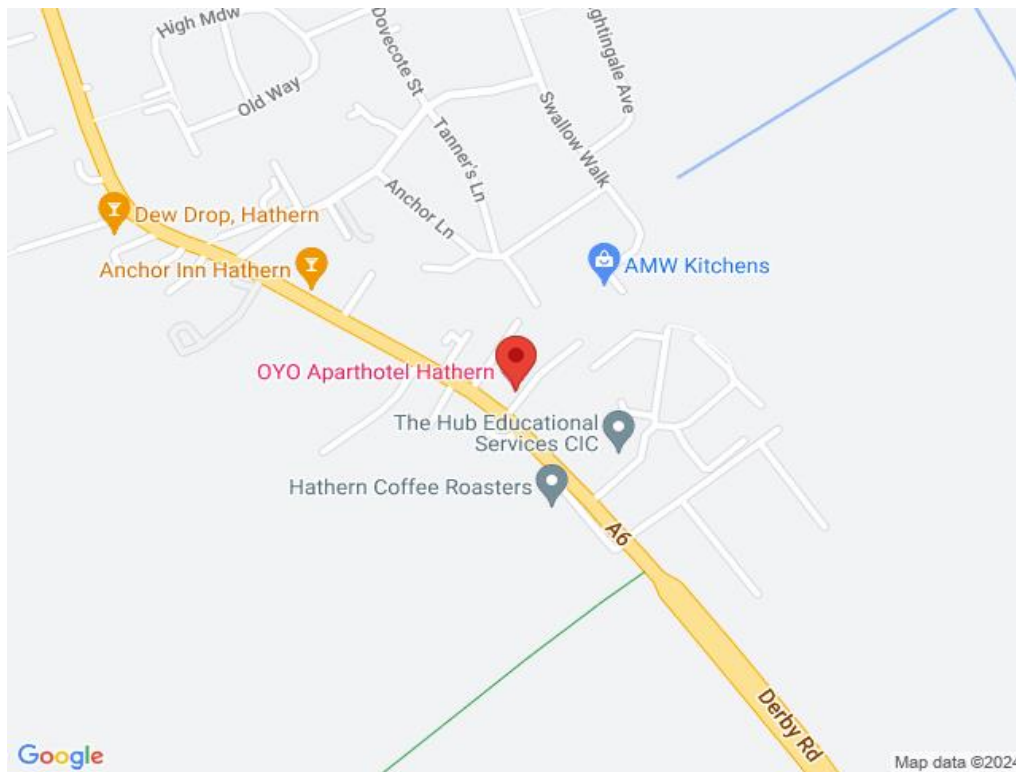
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Ground Floor



First Floor





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