



Wide Lane, Hathern



£200,000

- CHALET STYLE BUNGALOW
- DETACHED ACCOMODATION
- ONE GROUND FLOOR BEDROOM
- ONE FIRST FLOOR BEDROOM
- LOG CABIN STYLE GARDEN OFFICE
- A UNIQUE OPPORTUNITY
- FREEHOLD
- EPC rating E



A truly unique detached property which could be viewed and enjoyed as a detached bungalow or alternatively as a chalet style home having two additional first floor rooms.

The property sits upon a good size plot within the highly regarded village of Hathern and includes a log cabin style garden office with underfloor heating that could be utilised either as a home office, hobby space or even occasional Air BnB style rental (subject to permissions).

The property is for sale with no chain and has equal appeal to a professional or downsizing couple as it does a young family or simply someone looking for something a little different!

Enter the home through the central hallway which has a paddle staircase leading to upstairs and original 1930s stripped pine panel doors leading to all of the rooms. The generous lounge diner spans over six metres in length with dual aspect windows in French doors leading outside to the rear garden, room for a sofa arrangement and dining table and also with the potential of returning to two separate rooms if desired to create an additional ground floor bedroom.

There is a rear facing solid oak, shaker style breakfast kitchen with plumbing for dishwasher, gas and electric cooker points, dining bar, tiled floor and a full height uPVC double glazed entrance door leading to the garden



The ground floor bathroom and WC leads off the kitchen and this has tiled splashbacks, a curved shower bath with glass screen and mixer shower, two windows and extractor fan.

On the first floor accessed via the paddle style staircase is a bedroom which has a dormer style uPVC double glazed window, wood clad ceiling with spotlights and housing a Worcester combination gas central heating boiler. There is a second first floor room leading off the landing which primarily could be utilised as a home office or occasional bedroom with Velux window, wood clad ceiling with spotlights and under-size, three-quarter height entrance door.

The property is set back from the road in a particularly pleasant, elevated position with a generous rear garden and gravel rear sitting area, surrounding shrubs and mature trees, integral store with plumbing for washing machine and the log cabin style which has light power and underfloor heating.

Purchasers should be aware that although the property has a driveway, the incline is particularly steep and therefore would only be suitable for certain 4x4 style vehicles higher off the ground. However, the driveway does offer space for several vehicles if desired and leads into the back garden.

Some surrounding properties have excavated their lower level of boundary to street level creating an easier access parking and there is potential for this to occur with number 26 Wide Lane (subject to necessary planning permissions).

Good to know; The property has uPVC double glazing throughout. Gas central heating powered by a Worcester combination boiler located in the first floor bedroom. A new electricity circuit breaker was installed in November 2023. For sale with no chain.

To find the property, leave Loughborough along the A6 entering Hathern on Loughborough Road and continuing ahead at the traffic lights and cross junction. Just over the lights you should take the second turning right into Wide Lane where the property is situated up upon the left hand side as identified by the Agents for sale board.



LOUNGE DINER 6.21m x 3.04m (20'5" x 10'0")

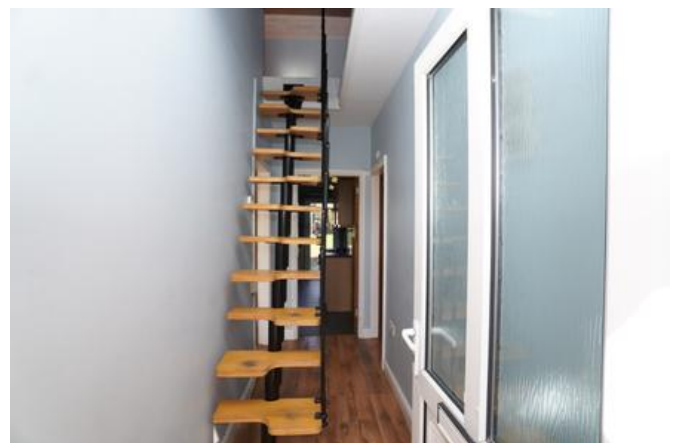
BREAKFAST KITCHEN 4.16m x 3.89m (13'7" x 12'10")

GROUND FLOOR BATHROOM 2.08m x 1.5m (6'10" x 4'11")

GROUND FLOOR BEDROOM ONE 3.92m x 3.65m (12'11" x 12'0")

FIRST FLOOR BEDROOM TWO 3.65m x 2.86m (12'0" x 9'5")

FIRST FLOOR OFFICE/OCCASIONAL BEDROOM





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 C.

DISCLAIMER

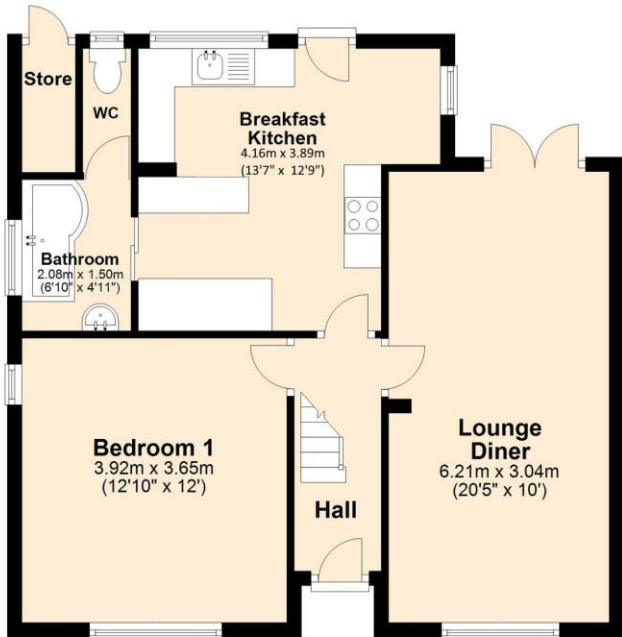
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

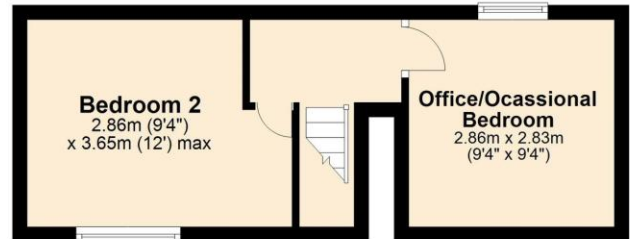
Ground Floor

Approx. 59.1 sq. metres (635.6 sq. feet)



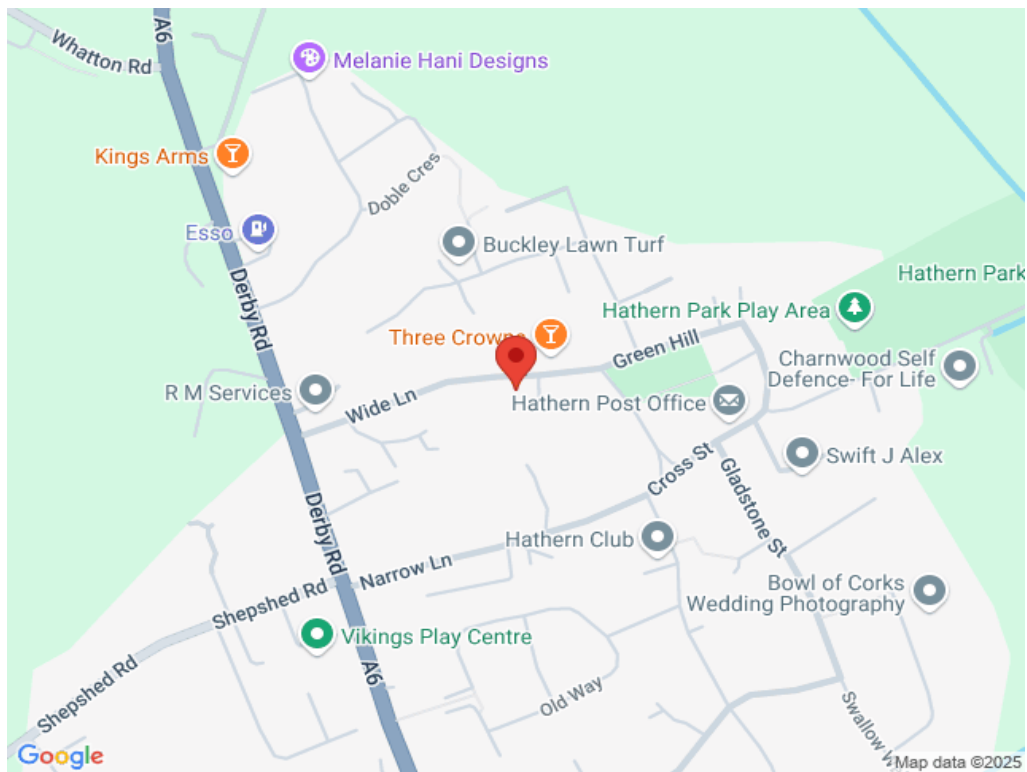
First Floor

Approx. 21.8 sq. metres (234.7 sq. feet)



Total area: approx. 80.9 sq. metres (870.4 sq. feet)





Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk