



High Meadow, Hathern



Offers over £190,000

- VILLAGE LOCATION
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- RECENTLY DECORATED
- UPVC DOUBLE GLAZED
- NO UPWARD CHAIN
- FREEHOLD
- EPC rating COMING SOON



Attention first time buyers and investors! High Meadow in Hathern is situated in the heart of a thriving village with local amenities and great pubs nearby. With plenty of walks, primary school and things to do the village and also has great transport links, either to surrounding villages, Loughborough town centre or the M1 for commuters.

As you enter the property you will notice the open planned style throughout the ground floor. The kitchen is sizeable enough for a dining table and leads into the conservatory which adds lots of downstairs space and still leaves some room for gardening!

Upstairs you will find two double bedrooms and a family bathroom which is a great size and allows plenty of light.

Good to know: UPVC double glazed, separate garage, conservatory added.

To find the property proceed along A6 Derby Road into Hathern, turn right onto Wide Street, and follow down until the left hand turn onto Dovecote Street, take the next left and follow the road up, as it breaks in two turns right onto High Meadow and follow the road up towards the top. The property is then situated on the right-hand side identified by the agents 'For Sale' board.



LOUNGE 4.6m x 3.58m (15'1" x 11'8")

KITCHEN DINING 4.52m x 2.62m (14'10" x 8'7")

BEDROOM ONE 4.6m x 2.77m (15'1" x 9'1")

BEDROOM TWO 3.29m x 2.79m (10'10" x 9'2")

BATHROOM

CONSERVATORY 2.31m x 2.31m (7'7" x 7'7")

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

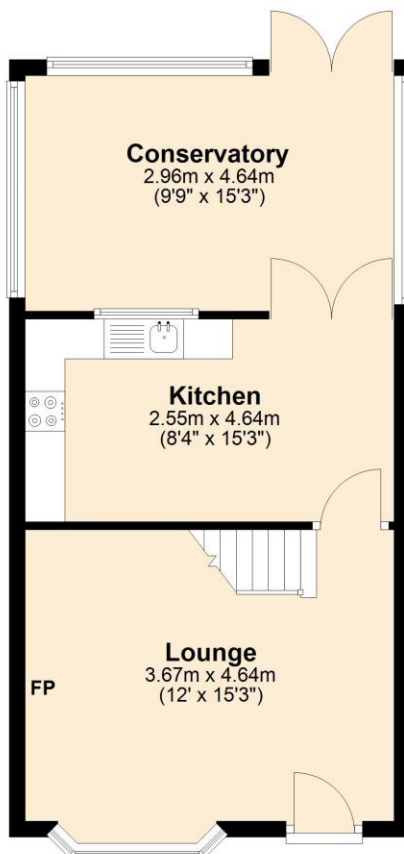
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require 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.





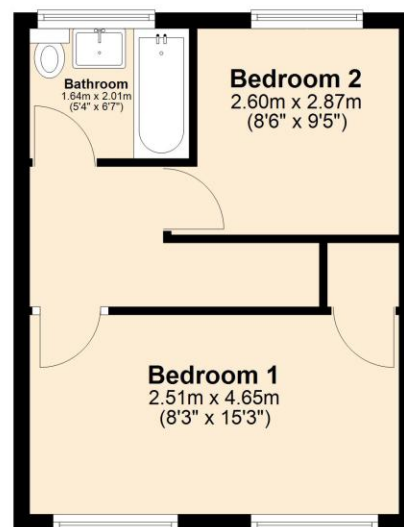
Ground Floor

Approx. 43.8 sq. metres (471.3 sq. feet)

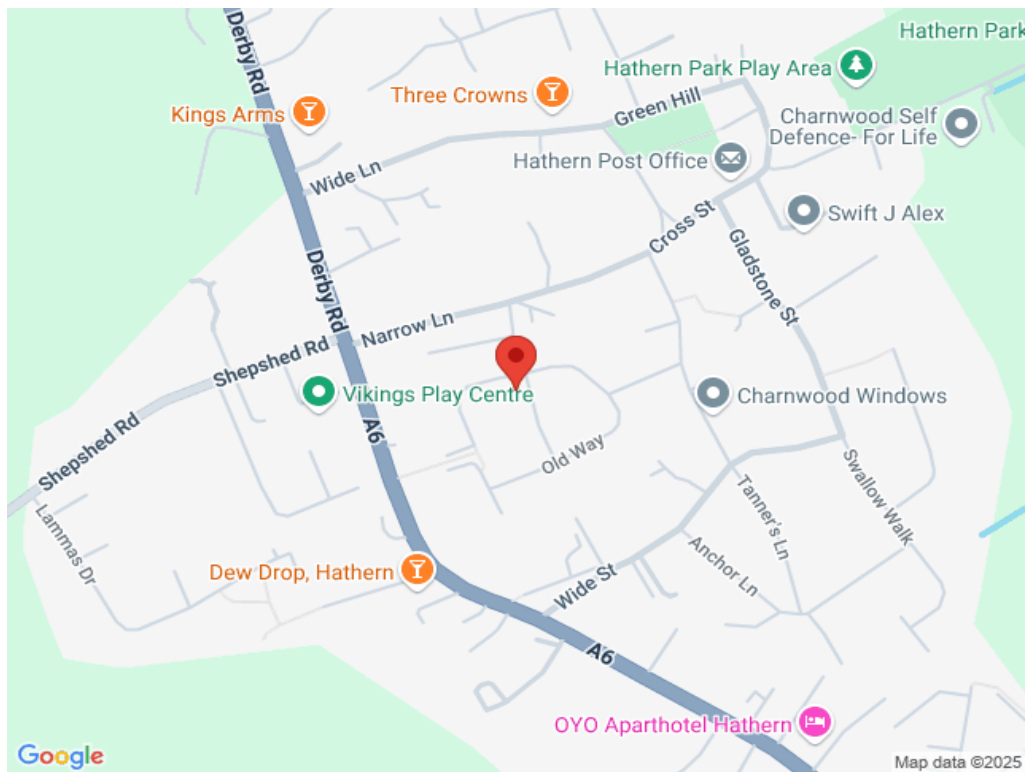


First Floor

Approx. 28.4 sq. metres (306.0 sq. feet)



Total area: approx. 72.2 sq. metres (777.3 sq. feet)



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