



Sinclair

42 Wide Street, Hathern, Leicestershire, LE12 5JH

£825

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Property at a glance

- Favoured location
- Mid Terrace Cottage
- On Street Parking
- Council Tax Band*: A
- Three Bedrooms
- Set Over Three Floors
- Available mid August 2024
- Price: £825

Overview

We are pleased to offer this two/three-bedroom cottage in Hathern, just a short drive from the Loughborough and easy access to the M1.

Downstairs there is a spacious living room with a fireplace and an open plan entrance into the kitchen. The kitchen is a good size with fitted cabinets, oven, space for a washing machine or dishwasher and overlooks the back garden. To the left of the kitchen is the door leading upstairs.

Upstairs there is one bedroom to the left and another straight on from the landing. Both are double rooms with carpet fitted throughout. Also, on this floor we have the large bathroom fitted with a shower and a bath. Moving to the third floor we have the very spacious third bedroom with fitted shelves.

The back garden is a great size with slabbed steps leading towards the rear and a shed that can be used as storage. Parking is available on the street to the front of the property.

Location**



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

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Detailed Accommodation

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are

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Thinking of Selling?

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call Sinclair on 01509 600610



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