



Sinclair

10 Edward Phillipps Road, Hathern, Leicestershire, LE12 5JS

01509 600610 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

Offers In Excess Of  
£205,000

## Property at a glance

- Two bedroom coach house
- Bathroom and guest WC
- Modern throughout
- Council Tax Band\*: B
- Open plan living kitchen
- Allocated parking
- Popular village location
- Price: £205,000

## Overview

Set over three floors, this immaculate coach house offers a lovely opportunity for a first time buyer to step onto the property ladder and would rent well in the current market place. The home offers an open plan living space with well equipped kitchen, two bedrooms and bathroom as well as an additional guest WC . Outside there is parking provided to the rear of the home. Situated in the popular village of Hathern this is a rare opportunity to own a home in one of Leicestershire's most considered villages.

## Location\*\*

Hathern is a village and civil parish in the Charnwood district of Leicestershire. The village itself is located just north of Loughborough. It is served by the A6 and offers excellent transport links. The village has a Primary School and benefits from a local post office/ village store. There are three public houses and being located between Loughborough and Shepshed larger retail outlets are a short drive away. Nearest Airport: East Midlands (5.6 miles). Nearest Train Station: Loughborough (3.4 miles). Nearest Town/City: Shepshed (2.5 miles). Nearest Motorway: M1 (J23 for South or J24 for North).

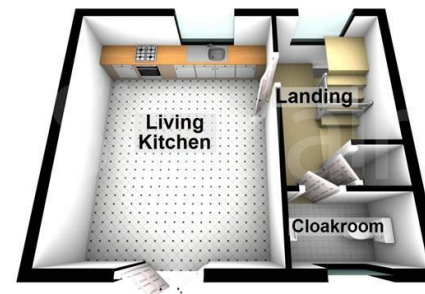


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



Second Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

The home is entered via a composite front door which in turn leads to a set of stairs giving access to the accommodation.

### FIRST FLOOR

#### Landing

With a uPVC frame double glazed window to the rear aspect. over stairs storage area and additional staircase to second storey.

#### Living Kitchen

13'1 x 16'2 (3.99m x 4.93m)

Offering a uPVC framed double glazed window with views to the rear aspect which are further complemented by a Juliette balcony to the front elevation. Included within the kitchen is a range of wall and base units with contrasting roll top worksurface. Further inclusions are a electric oven, four ring gas hob and extractor hood with splash screen in addition to a single drainer unit. With space and plumbing for additional appliances.

#### Guest WC

Low level WC pedestal wash hand basin with monobloc mixer taps, tiling to splash prone area and ceramic tiled floor with an opaque, uPVC frame double glazed window to the front elevation.

### SECOND FLOOR

#### Landing

A uPVC frame double glazed window overlooks the front aspect of the home. There is a conveniently located airing cupboard housing a hot water cylinder tank and access to the loft space via a ceiling hatch.

#### Bedroom One

13'2 x 7'5 (4.01m x 2.26m)

A uPVC frame double glazed window overlooks the rear aspect.

#### Bedroom Two

13'2 x 8'6 (4.01m x 2.59m )

With views to the front aspect via a uPVC frame double glazed window and including a wardrobe and built-in dresser unit.

#### Bathroom

7'6 x 6'2 (2.29m x 1.88m)

With a three piece suite which includes a side pane bath with electric shower over and splash screen, pedestal wash hand basin with monobloc mixer taps and low level flush WC. There is tiling to splash prone areas in addition to the ceramic tile floor, completed with a heated towel rail and a overhead uPVC frame skylight window. There is a fitted bathroom cabinet for storage.

### OUTSIDE

#### Allocated Parking

There is parking space to the rear of the home with a water point and store area.

#### Agent Note

There is a monthly charge for Greenbelt maintenance which is paid monthly, this has been variable over the last 3 years, £26 -£50



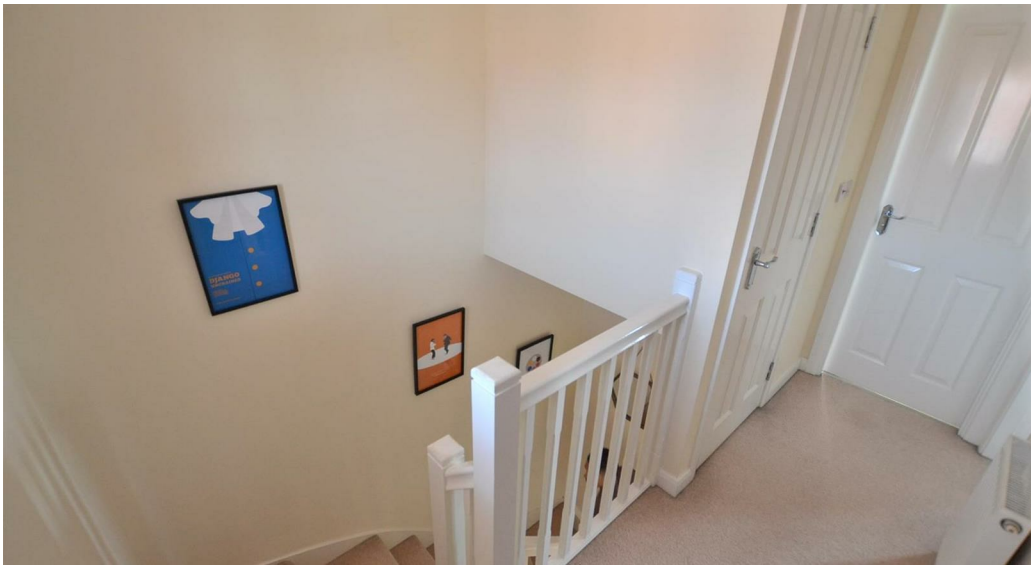
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

\*\* All distances have been taken from Google maps and must be taken as approximate.

### 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 Freehold

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## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01509 600610



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Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
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