

Lammas Drive

Hathern, Loughborough, LE12 5PN

John 
German





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Offers Over £475,000

A beautifully presented, incredibly spacious home, not overlooked and surrounded by allotments and greenery, with a south facing rear garden (which has been significantly improved by the current owners), single garage and ample driveway, being brought to market with a complete upward chain.

This property would make an ideal purchase for executive couples, or any size family.

The property is located within close proximity to a range of amenities including Hathern C of E Primary School, Hathern Post Office, Community Library, St Peter & St Paul Church, shops, boutiques, pubs and restaurants. Further amenities can be found in nearby Loughborough (approx. 3.5 miles away) and East Leake (approx. 7 miles away). There are also plenty of green spaces for walking and cycling.

Public transport is well catered for by regular bus service; commuter access to the M1 and A6 is excellent. Loughborough Railway Station is approximately 10 minutes away by car and offers links to London and Edinburgh. East Midlands Airport is also approximately 10 minutes away by car.

Accommodation comprises; five bedrooms, en-suite to principal bedroom, two family bathrooms, ground floor W.C./utility room, home office, lounge and open plan kitchen/dining room.

Externally, the rear garden has been levelled and lawned with a decked patio seating area installed to make the most of its southerly aspect. The single garage can be accessed via a side door from the garden or via the tandem driveway which itself could be further extended. A right of access exists over the neighbouring property's driveway.

To view this property, please contact John German Loughborough office.

Agents notes:

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Annual Maintenance Fee: £262 to Encore Estates

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway & Garage **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

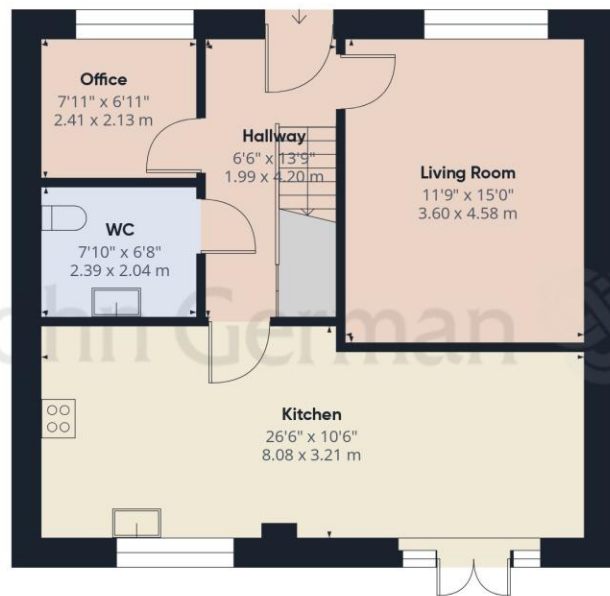
Our Ref: JGA03112025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

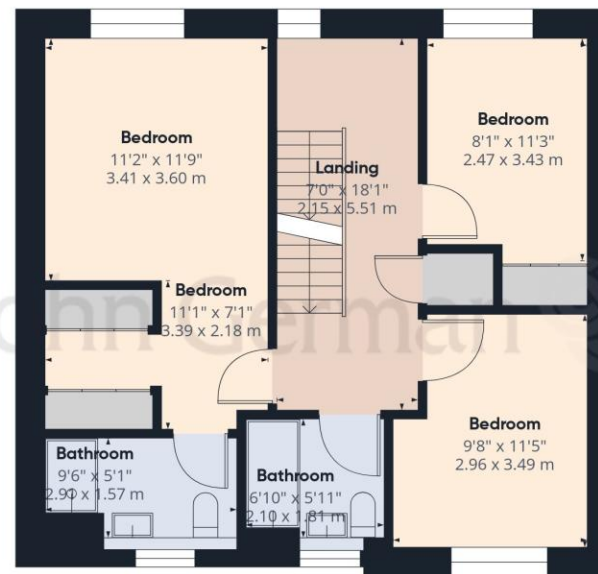
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



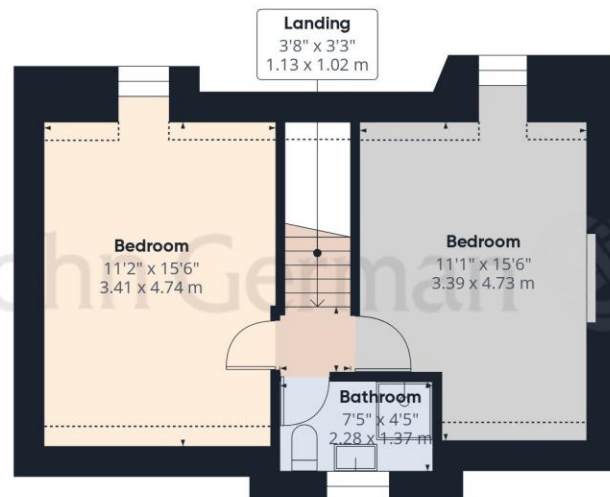




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area^m

1817 ft²
168.8 m²

Reduced headroom

30 ft²
2.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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