



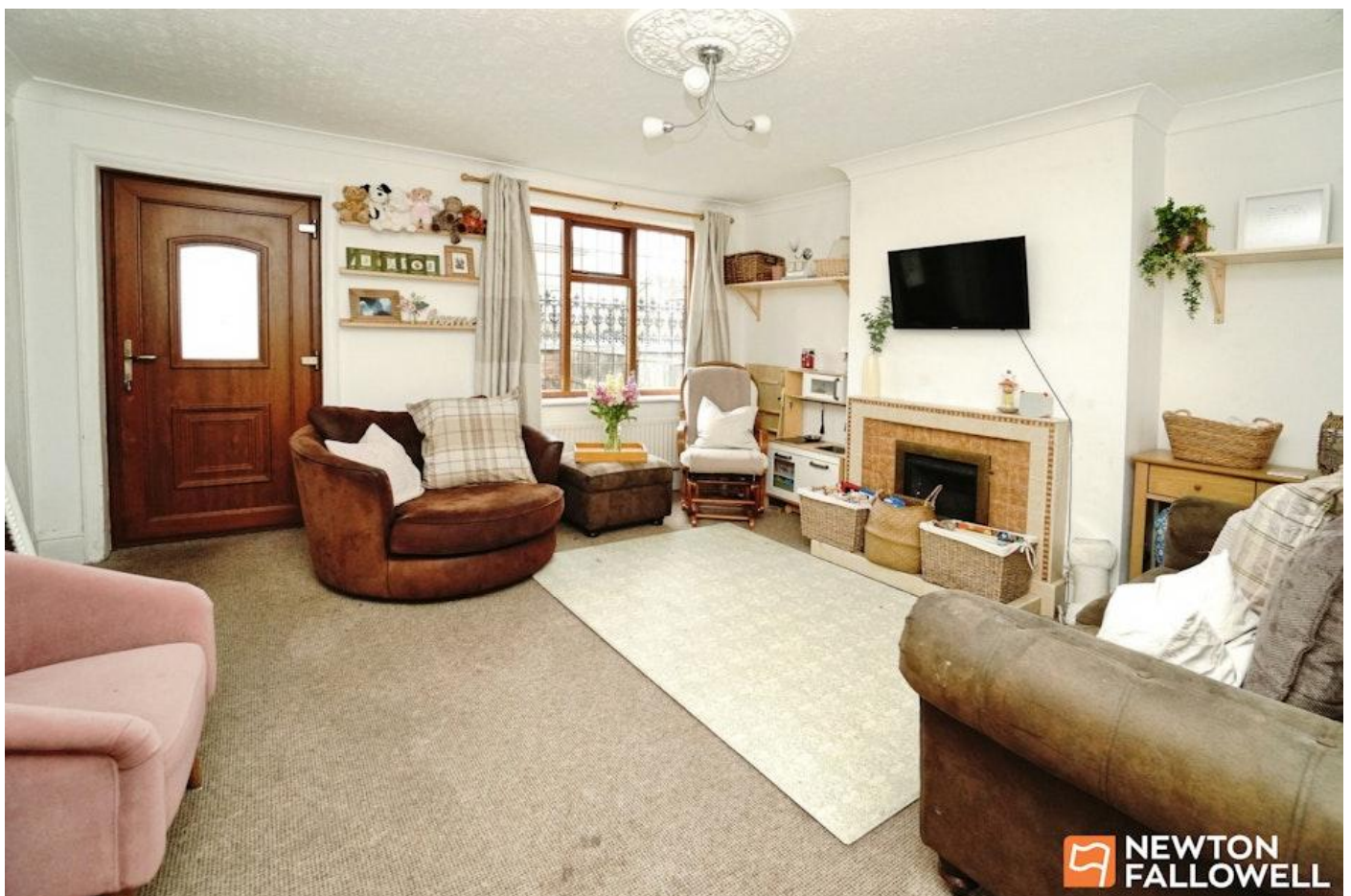
Loughborough Road, Hathern



**£200,000**

- END TERRACE COTTAGE
- HIGHLY CONVENIENT LOCATION
- DESIRABLE VILLAGE COMMUNITY
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- COUNTRYSIDE WALKS NEARBY
- FREEHOLD
- EPC rating D





This attractive, end terrace cottage occupies a highly convenient location with beautiful country and Riverside walks around the corner and upon a major bus route serving Loughborough town Centre and the Skylink service to East Midlands Airport.

Property is a good size offering two double bedrooms, two separate reception rooms and for a property of this nature, a generous rear lawn garden.

You enter directly into the lounge, which has a door and enclosed staircase to upstairs, it then leads through from the lounge to a separate dining room which overlooks the garden. The kitchen is next to the dining room, this is traditionally styled and could either be renewed with some clever use of stylish paintwork or replaced entirely. Kitchen has a large under stairs storage cupboard, electric cooker point, plumbing for a washing machine and rear entrance door to outside.

Upstairs there are two double bedrooms, No.1 with an over stairs storage cupboard, No.2 with stylish wood panelling and the fully tiled bathroom has an enclosed bath with mixer shower over, and airing cupboard housing an Ideal combination gas central heating boiler.



There is no parking with the property but nearby roads opposite and around the corner will most often provide the opportunity for Street parking.

Hathern is a desirable village offering an active community lead environment, including a primary school, village shop, country pubs and various groups etc. along with excellent commuter links at M1 Junction 24, the A50 and East Midlands Airport and Gateway Hub.

To find the property; Sat nav postcode: LE12 5JB - what3words: ///highlighted.insulated.horseshoe

**LOUNGE** 4.24m x 4.2m (13'11" x 13'10")

**DINING ROOM** 4.21m x 2.69m (13'10" x 8'10")

**KITCHEN** 3.32m x 2.4m (10'11" x 7'11")

**BEDROOM ONE** 4.26m x 4.03m (14'0" x 13'2")

**BEDROOM TWO** 3.5m x 3.05m (11'6" x 10'0")

**BATHROOM** 3.5m x 2.04m (11'6" x 6'8")



## 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

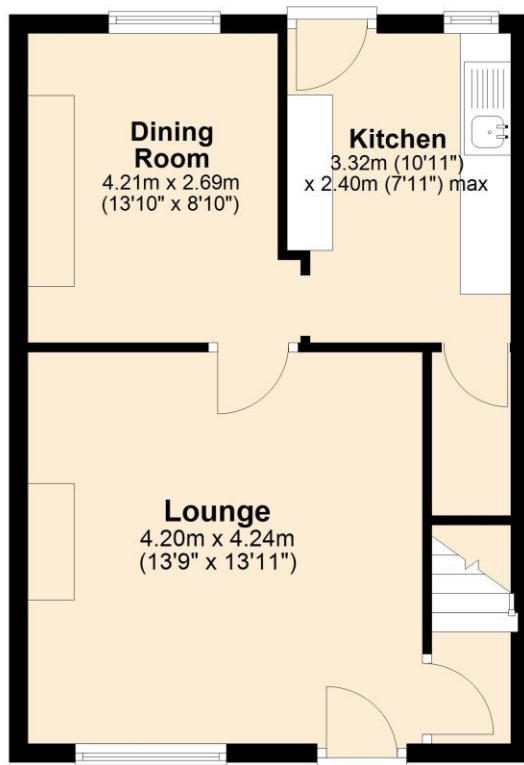
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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





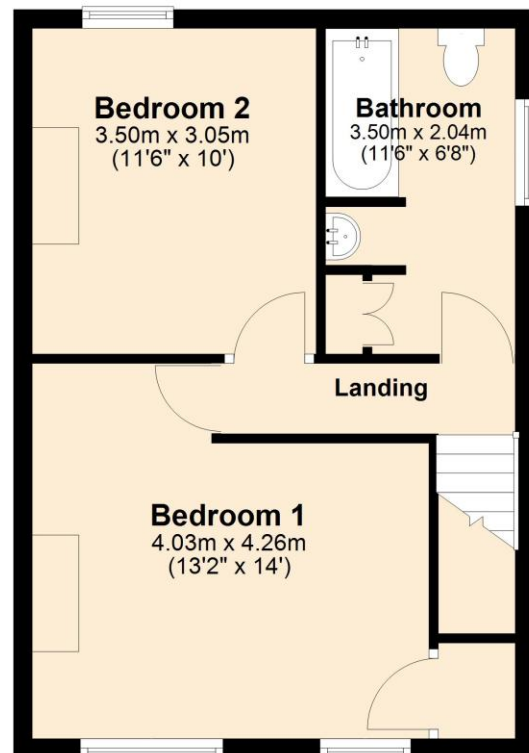
### Ground Floor

Approx. 39.5 sq. metres (425.7 sq. feet)

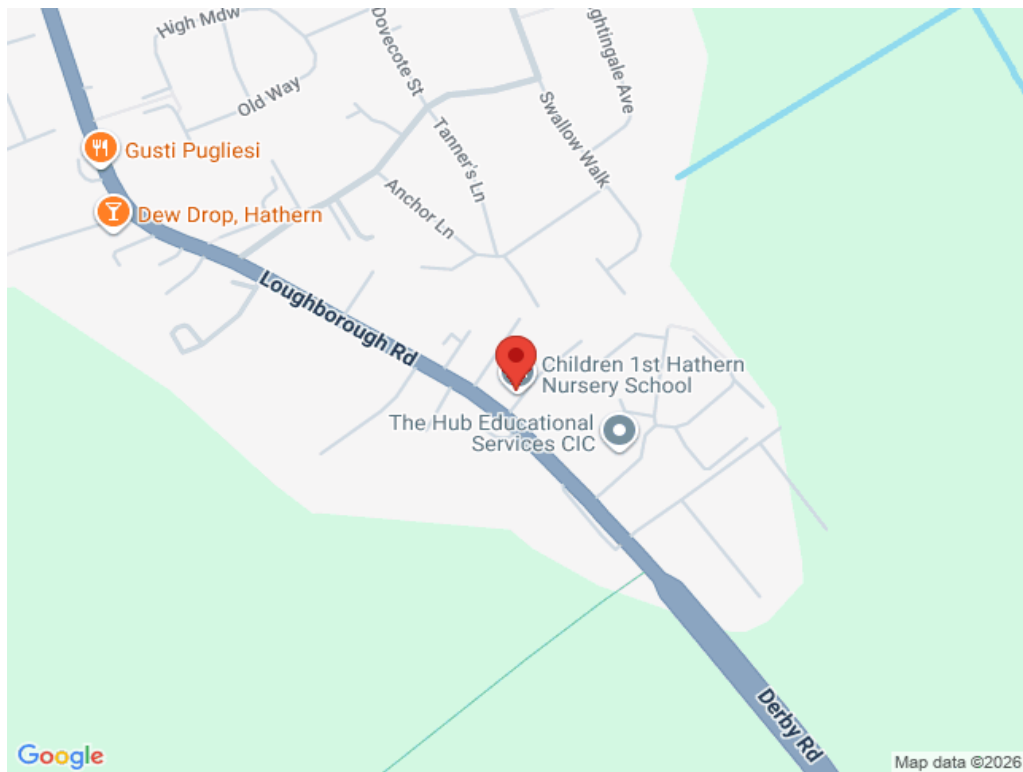


### First Floor

Approx. 39.5 sq. metres (425.7 sq. feet)



Total area: approx. 79.1 sq. metres (851.4 sq. feet)



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