

Swallow Walk

Hathern, Loughborough, LE12 5JF



A fantastic opportunity to downsize in a highly sought after village location, to a property which has recently been redecorated and re-carpeted throughout, with the benefits of a private rear garden, garage/workshop, carport and driveway, and potential to convert the loft space (subject to necessary permissions), being sold with no onward chain.

£230,000

John German

This property would make an ideal purchase for downsizers, first time buyers or professional couples.

The property is located within close proximity to a range of amenities including Hathern C of E Primary School, 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; two double bedrooms, family bathroom, lounge/dining room and kitchen.

Externally, the rear garden is of a good size and very private, planted with a mixture of mature fruit trees and perennial borders, also offering a pergola, greenhouse and covered patio seating. The single garage/workshop is accessed either via a personal door from the garden or double doors from the area beneath the carport. The driveway to the front provides comfortable parking.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.
AI staging may have been used in some imagery.

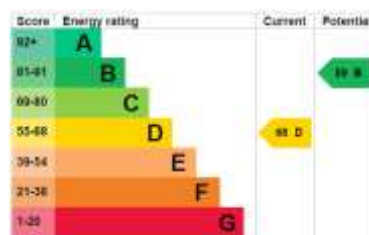
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC - 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/09092026

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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.







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John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11
2TP

01509 239121

loughborough@johngerman.co.uk

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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.

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