

Ash Grove

Hathern, Loughborough, LE12 5LW



An extended three-bedroom semi-detached home in the popular village of Hathern, offering three double bedrooms, two reception rooms, a driveway and a wider than average plot. Requiring some modernisation, it offers excellent potential for families or buy-to-let investors.

£225,000



John German

Overall, this is a spacious and versatile extended family home with three double bedrooms, two reception rooms, off-road parking all in a quiet cul-de-sac location.

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

The property occupies a wider-than-average plot, with a front garden and driveway running alongside the property, providing useful off-road parking. The side and rear garden areas also include a useful shed, providing additional storage.

Entering through the front door, you are welcomed into the lounge/dining area, which faces the front of the property. This is a good-sized and versatile reception space, with the open staircase rising directly from the room to the first floor.

A door leads through to the kitchen at the rear, with a good range of base and wall units and provides access outside via the rear door.

From the lounge/dining room, a side door leads into a second, particularly spacious living room. This impressive additional reception room benefits from windows to both the front and side, together with patio doors opening directly onto the rear garden. The room provides excellent flexibility and could work particularly well as a family room, entertaining space or a more formal sitting room.

Upstairs, the extension really comes into its own, providing three large double bedrooms. This is a particularly useful feature for families, as all three bedrooms offer genuine double-bedroom proportions and plenty of space for furniture and storage.

The family bathroom comprises a bath with shower over, WC and wash hand basin.

Outside, the property benefits from a wider-than-average plot, with a front garden, driveway to the side and rear garden. The garden provides space for families and outdoor entertaining, while the shed offers useful additional storage.

The property also benefits from an EPC rating of C, which is a positive feature for buyers conscious of energy efficiency and may make the property particularly attractive to the buy-to-let market, where the combination of three double bedrooms, good overall accommodation and an EPC C rating could prove appealing.

Hathern is a well-regarded village situated between Loughborough and the Nottinghamshire/Derbyshire borders, offering a quieter village lifestyle while remaining conveniently positioned for access to Loughborough and the wider road network. The village has a range of local amenities and is well placed for those commuting by road.

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

Please note: Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

The property is to be used for residential purposes only.

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

AI enhancements may have been used in some photography.

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: 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 B

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

Our Ref: JGA/27082026

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 aria
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German

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

01509 239121

loughborough@johngerman.co.uk

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 any 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent