



Smiths
your property experts

Tanners Lane

Hathern

- Beautifully presented and updated cottage
- Nestled in the heart of this well-placed village
- Three double bedrooms and two bathrooms
- Off-road parking for three vehicles
- Quiet and peaceful position with no passing traffic
- Light-filled open-plan kitchen and two reception rooms
- Lovely gardens full of colour and interest

General Description

Smiths Property Experts are favoured with instruction to market this Quintessentially English cottage nestled in the heart of the Charnwood Village of Hathern. This beautifully presented property occupies a generous plot in a quiet position with no passing traffic and is set behind private gardens with a gravelled parking area in front.

The current owner has considerably updated the property and extended the ground floor with the addition of a sympathetically designed open-plan kitchen, utility room and w.c. Expect to find a mix of interesting and generous living areas with original charm, character and features throughout.







The Property

The living accommodation extends to approximately 1,583 square feet. The accommodation is serviced by double glazing and gas central heating and is laid over two floors. There are three main reception rooms comprising a snug, sitting room and open-plan kitchen, all of which are full of charm and character. Additionally, there is a study, a boot room, a storeroom and a w.c. Upstairs, there are three double bedrooms. The principal bedroom suite has fitted wardrobes and en-suite facilities. There is also a beautifully refitted four-piece family bathroom.

The Outside

The cottage is approached via a private shared roadway and benefits from an extremely quiet and peaceful location. There is parking for three vehicles to the front on a gravel-laid parking area, and beautiful cottage-style gardens full of colour and interest to the front.

Locality

The village provides easy access to Loughborough (1 mile by car) and major road networks include the M1, M42 and A50. There is a full range of amenities, including excellent bus routes and a selection of public houses. The area offers ample opportunities for local walks, including along the River Soar and associated canal network. Additionally, there is a local village primary school.







Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

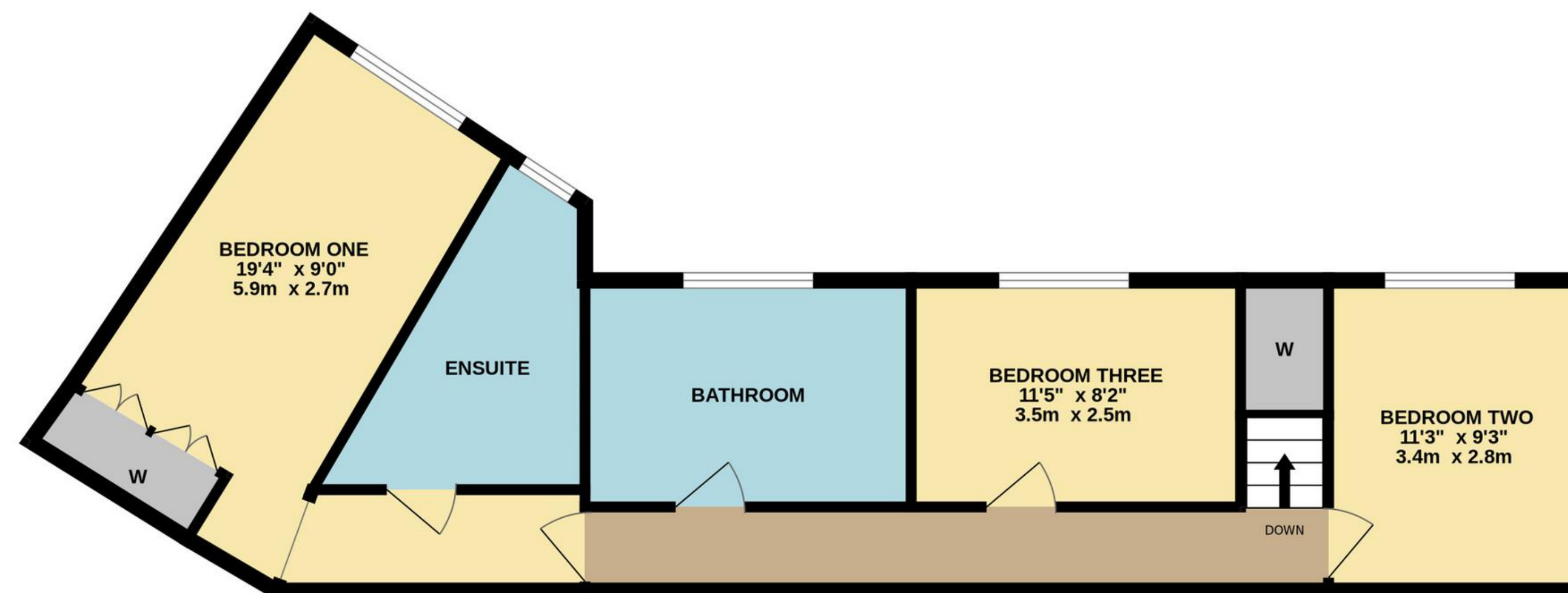
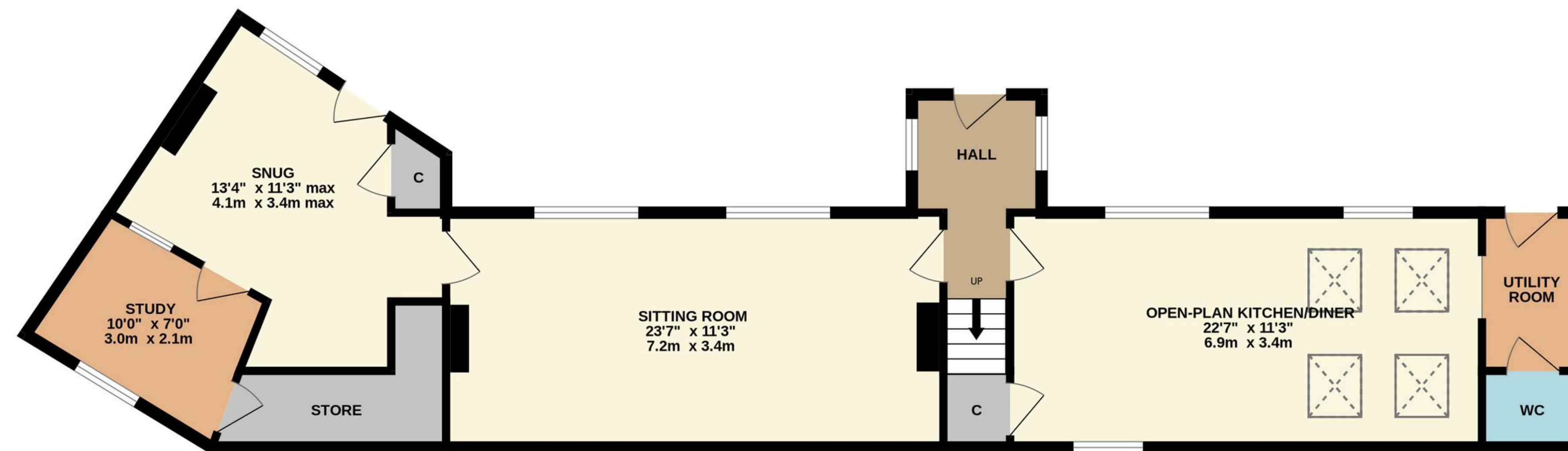
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1583 sq.ft. (147.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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