



Smiths
your property experts

The Green

Hathern

- No upward chain
- Three-bedroom home with considerable potential
- Located in the heart of the old village of Hathern
- Private driveway provides off-road parking
- Gardens to both the front and rear of the property
- Three bedrooms, a family bathroom and a downstairs w.c
- Generous kitchen/diner and a bay-fronted sitting room
- Local village primary school

General Description

Smiths Property Experts offer to the market a delightful three-bedroom home located in the heart of the old village of Hathern, adjacent to the pretty conservation area. The property has no upward chain and offers considerable potential. A private driveway at the front provides off-road parking, while there are gardens to both the front and rear of the property.

The Location

The village provides easy access to Loughborough (approximately 1 mile by car), and major road networks including 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.





The Property

This village home offers uPVC double glazing and gas central heating throughout, and whilst it would benefit from a schedule of updating and improvements, is in a very liveable condition. The property would make an ideal investment, or home for the right purchaser, boasting approximately 900 square feet of well-laid out accommodation over two floors.

The living space comprises an entrance hall with an understairs cupboard and downstairs WC, a bay-fronted sitting room and a generous kitchen/diner with direct garden access. Upstairs are three bedrooms that can all take a double bed and a white three-piece family bathroom.

The Outside

Outside the property occupies a peaceful location in the village centre and is within walking distance of several useful amenities, including public houses and a local store. There are front gardens, lawns to one side and an enclosed courtyard garden to the other. There is also a useful collection of brick stores.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

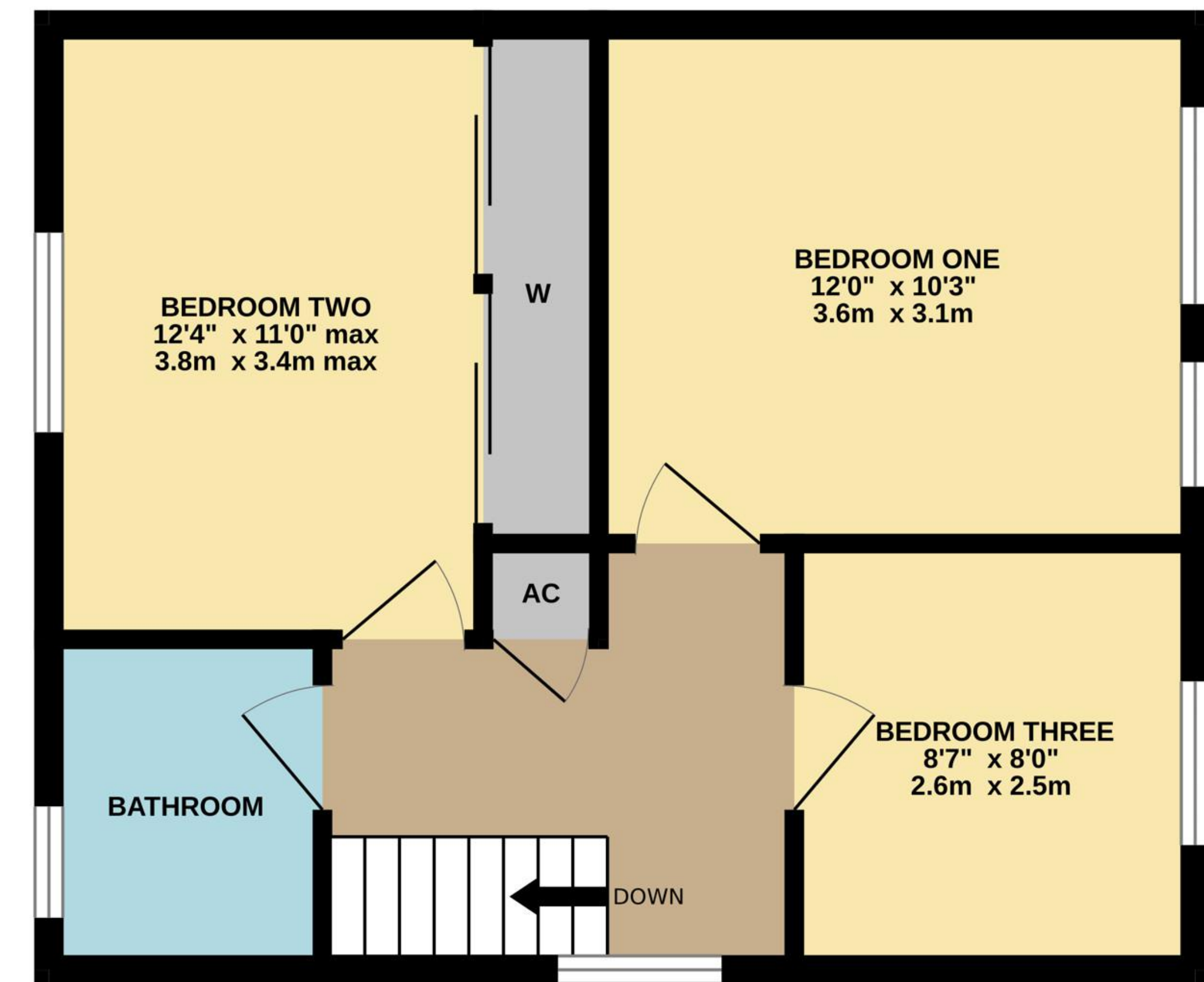
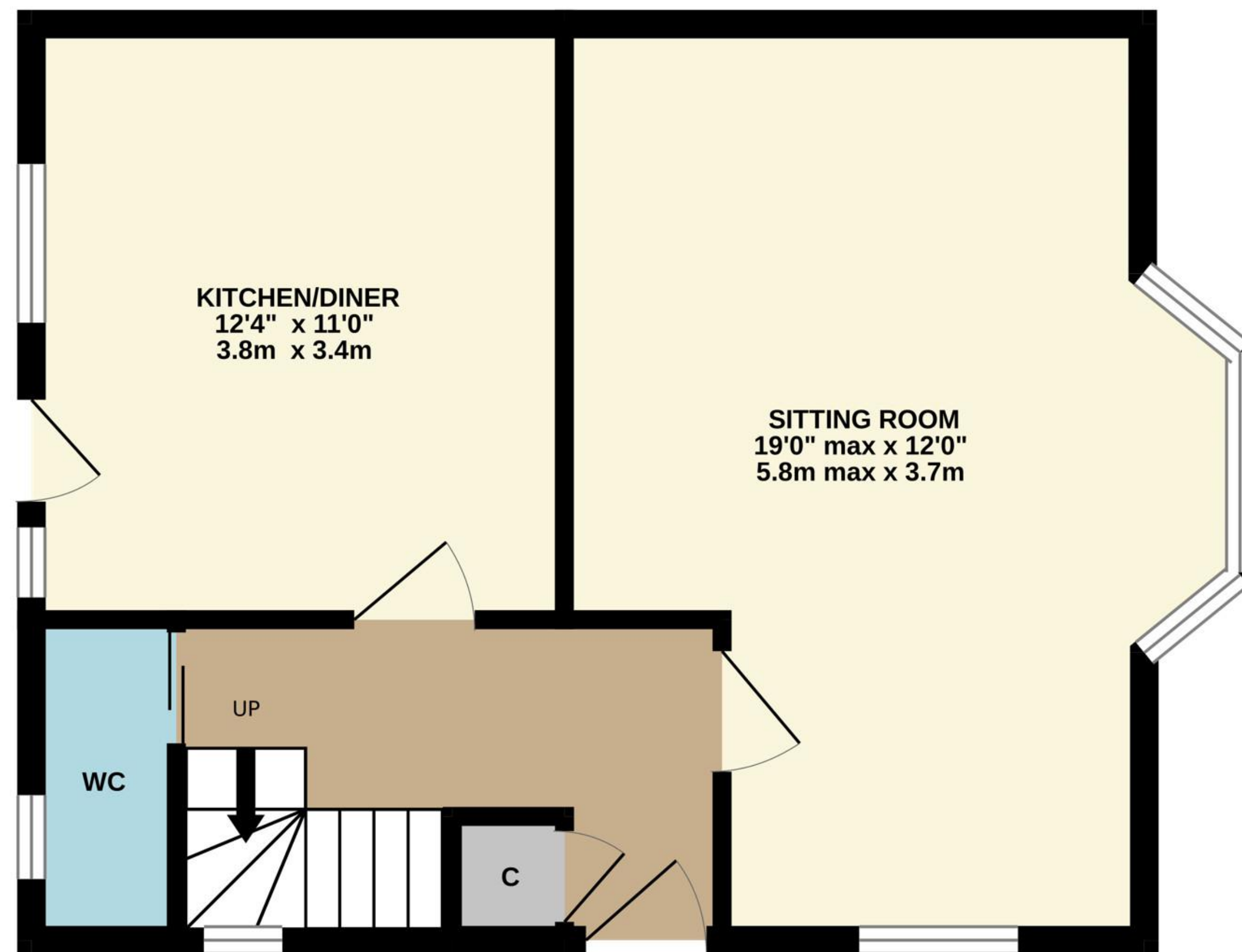
Important Information

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 : 885 sq.ft. (82.2 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



