



High Meadow | Hathern | LE12 5HW

Asking price £189,950



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Situated in the highly desirable village of Hathern, this well-presented two-bedroom townhouse on High Meadow offers comfortable and practical living, making it an ideal purchase for first-time buyers, downsizers, or investors. The house contains a spacious front room, offering views over its inviting front garden, kitchen, family bathroom and two generous sized rooms. Outside, the property benefits from a private rear garden as well as a stunning front garden. High Meadow is ideally located within easy reach of local amenities, well-regarded schools, and excellent transport links, including access to the M1, A6, and nearby Loughborough, making it an excellent choice for commuters.

- Mid Town House
- Popular Location
- Two Bedrooms
- Enclosed Rear Garden
- Garage to the Rear
- Walking Distance To Village
- Well Presented
- Large Living Room
- Lovely Low Maintenance Gardens
- No Chain

#### Living Room

A large room with bay window towards the front elevation and a feature fireplace.

#### Kitchen

Fitted with a range of wall and floor mounted units, space for appliances and window and door to the rear.

#### First Floor Landing

With access to -

#### Bedroom 1

A large double bedroom with window to the front elevation.

#### Bedroom 2

With a window to the rear.



"Set in a Delightful Position"



#### Bathroom

Fitted with a three piece suite comprising low level flush W/c, wash hand basin and bath with shower over. There is a window to the rear.

#### Outside

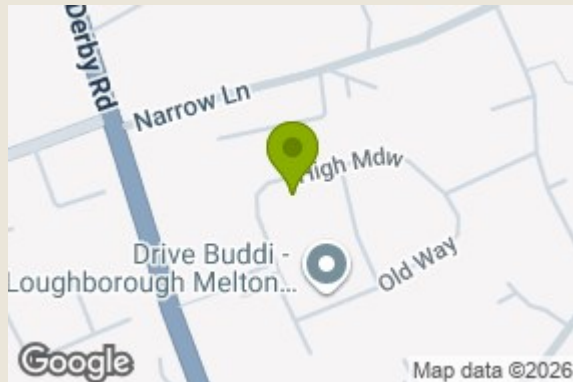
There is a large front garden with an array of shrubs and flowers and an enclosed rear garden with a shed and access to a single garage.

#### The Area

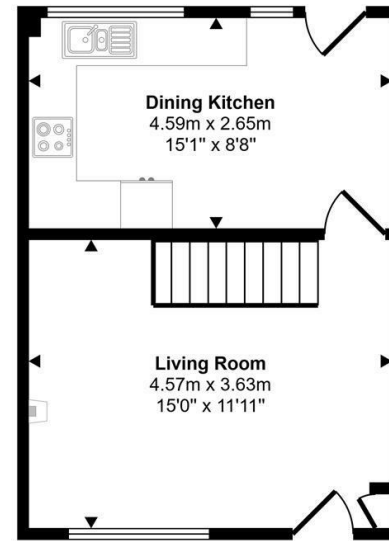
The village offers a vibrant array of typical village amenities, including small independent shops, pubs and primary school. The local road network is excellent, with links on the A6 to nearby Loughborough and Kegworth, onwards to the M1 and East Midlands Airport. There are many picturesque walks nearby across rambling countryside.

#### Extra Information

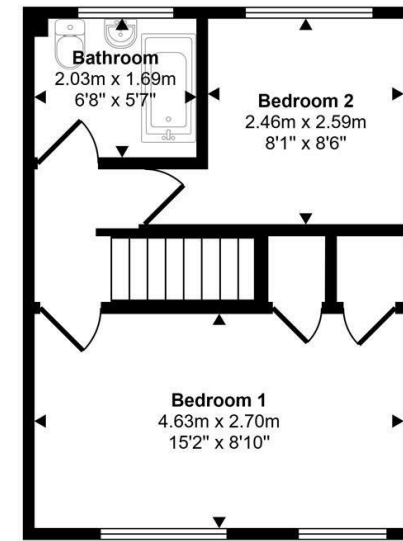
- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: [https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



Approx Gross Internal Area  
59 sq m / 637 sq ft



Ground Floor  
Approx 29 sq m / 317 sq ft



First Floor  
Approx 30 sq m / 319 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(11-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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