Shepshed Road | | Hathern | LE12 5LL

Asking price £375,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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Situated on the edge of the highly sought after village of Hathern, Shepshed Road offers an excellent balance of village charm and commuter convenience. This traditional character home offers an excellent opportunity for buyers looking to create a home tailored to their own tastes. Although requiring modernisation throughout, the property offers generous accommodation and excellent potential to add value. Externally, the home benefits from a substantial driveway providing ample off-road parking for multiple vehicles, to the rear is a particularly long and private garden, offering plenty of space for families and entertaining.. Loughborough railway station, approximately 3 miles away, offers regular direct services to Leicester, Nottingham, Derby, Sheffield and London St Pancras.

- Bay-Fronted Detached
- Large Garden Plot
- Large Lounge with Bay Window
- Spacious Driveway
- No Upward Chain
- Sought After Village Position
- Three Bedrooms
- Dining Kitchen
- Detached Garage
- Contact Us To View!

Entrance Hall
Gives access to-

Lounge
A substantial room with a brick feature fireplace, bay window to the front and French doors to the rear.

Dining Kitchen
A spacious room with a range of wall and base mounted units as well as tiled splashback. There is a window to the rear and sides of the property as well as a door the side to access the garden.

W/c
A two piece suite comprising low level flush W/c and wash hand basin.

First Floor landing
Gives access to-

Bedroom 1
A generous room with build in wardrobes and a window to the front.

Bedroom 2
A spacious room with a window to the rear.

"A Popular Location"

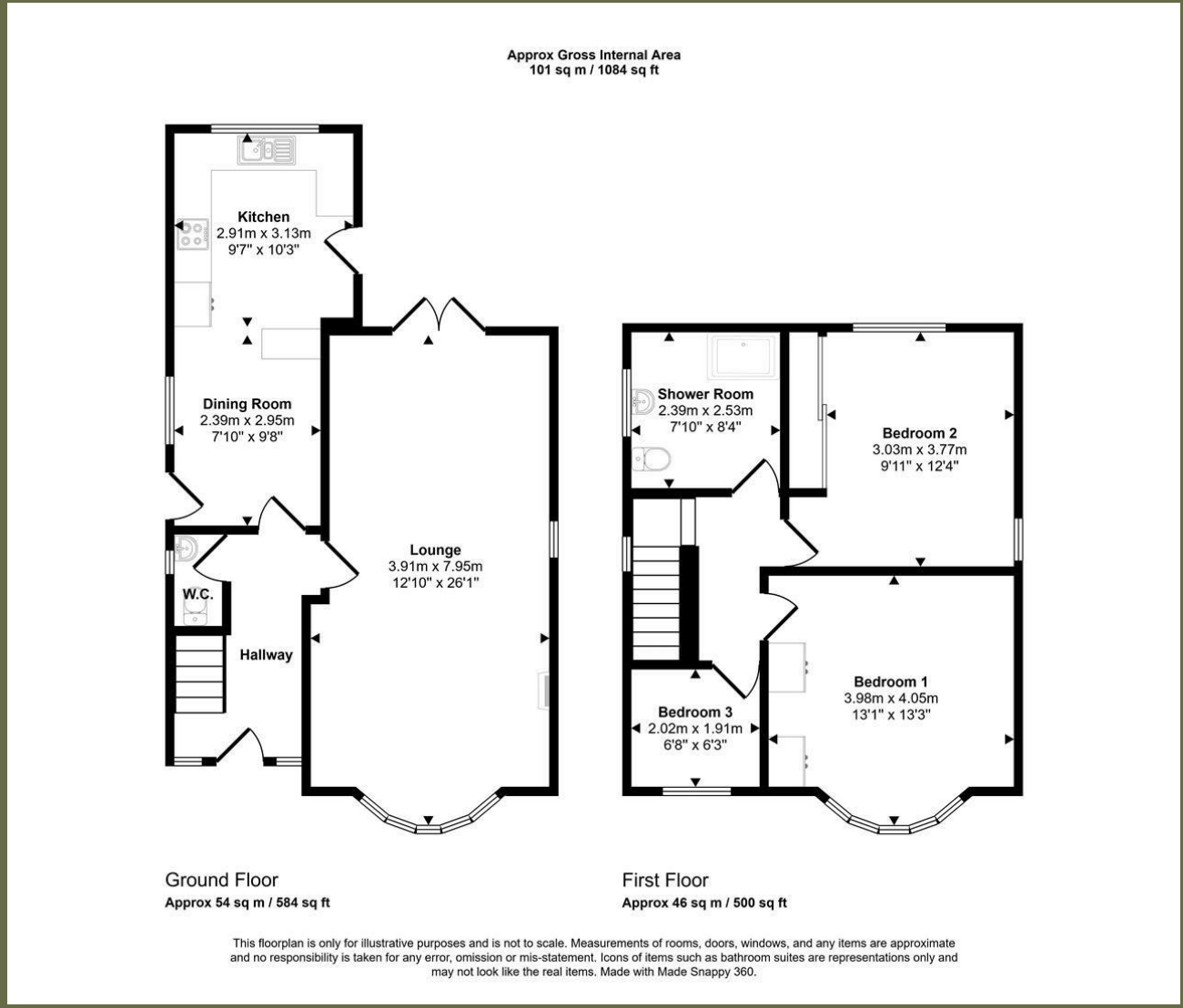
Bedroom 3
With a window to the front.

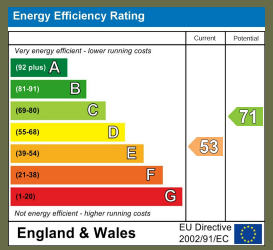
Shower Room
A three piece suite comprising low level flush W/c, wash hand basin and a walk in shower with mixer. There is a window to the side.

Outside
A generous tarmac and pebble covered driveway allows off road parking comfortably for three vehicles. A spacious garden that stretches beyond the property with a variety of flowers, shrubs and outbuildings such as a shed and greenhouse.

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
• 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.





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