

**Hathern Road**

Shepshed, Loughborough, Leicestershire, LE12 9RP

**Offers Over £130,000**



# Property Features

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- TERRACE COTTAGE
- TWO BEDROOMS
- LOUNGE
- KITCHEN/DINER
- BATHROOM
- PVCu DOUBLE GLAZING
- OUTBUILDING WITH POWER
- REAR GARDEN

## Full Description

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DELIGHTFUL TERRACE COTTAGE on the outskirts of the village offering WELL PRESENTED ACCOMODATION comprising a cosy LOUNGE, with wood burner, and KITCHEN/DINER to the ground floor with TWO BEDROOMS and stylish bathroom upstairs all benefiting from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. With a neat frontage and extensive rear garden with outbuildings, all adding up to a lovely home in this popular commuter village.

### ENTRANCE

Front door into lounge.

### LOUNGE

10' 6" x 10' 0" (3.2m x 3.05m)

PVCu double glazed window to front elevation, radiator, fireplace with log burner and door to kitchen diner.

### KITCHEN

10' 9" x 10' 0" (3.28m x 3.05m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, sink drainer, integrated electric oven, built in gas hob, space for fridge freezer, under counter space and plumbing for washing machine, PVCu double glazed window to rear elevation, under stairs cupboard, door to outside and door to stairs leading to first floor.

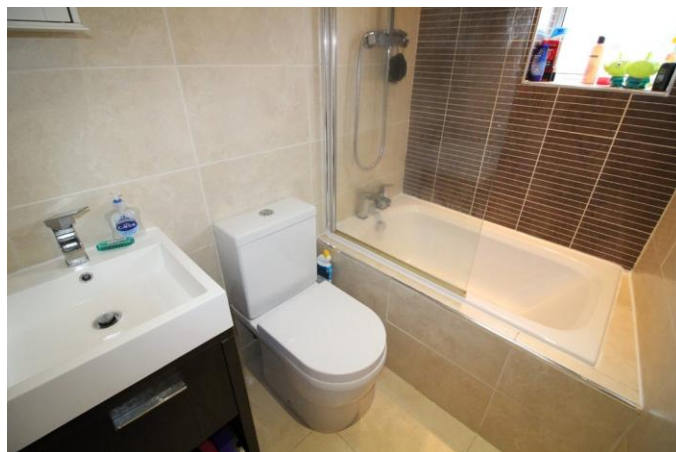
### LANDING

Doors to both bedrooms and bathroom and loft access.

### BEDROOM ONE

10' 6" x 10' 0" (3.2m x 3.05m)

PVCu double glazed window to front elevation and radiator.



## BEDROOM TWO

10' 6" x 5' 1" (3.2m x 1.55m)

PVCu double glazed window to rear elevation and radiator.

## BATHROOM

Fitted with a three piece suite comprising close coupled W.C., wash hand basin and bath with waterfall style shower, chrome ladder style radiator and PVCu double glazed window to rear elevation.

## OUTSIDE

To the front of the property is a gate leading to patio storage area and front door. To the rear of the property is a patio area with path leading to lawn garden and outbuildings containing outdoor W.C., and gates providing access for bins.

## Viewing Arrangements

Please contact Clare, Ben or Katie to arrange your viewing.

## Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

## Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

## Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

## General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.



## Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

