



Greenhill Rise

Hathern, Loughborough, LE12 5LG

Offers Over £220,000

No chain

Lovely plot and position

Excellent potential

Fabulous views over
countryside

3 bedrooms

Art deco style property

Lots of original features

Off-street parking potential



PROPERTY SUMMARY

Situated on a quiet road with stunning countryside views, this charming Art-Deco style property has bags of potential. Requiring some modernisation to create the perfect family home, this house is ideal for a first time buyer and is sold with no onward chain. Hathern benefits from great amenities within the village as well as efficient bus services and major road links including the A6 and the M1.

FULL DETAILS

The front of the property is accessed via a tiled pathway with drop curb allowing owner to create off-street parking to the side of the house. The front door leads to a light filled entrance hall with stairs to first floor and access to ground floor accommodation. The double aspect lounge/diner runs the entire width of the

home with working fireplace, windows to both front and rear garden and side hatch to existing kitchen - fitted with original units, gas freestanding oven and hob, sink, window to rear and door to side aspect of the property. The kitchen is supplemented by a generously proportioned under-stairs larder/cupboard. Upstairs the principle bedroom has stunning views over the surrounding countryside to the front and a further good sized double bedroom to the rear. A third study/bedroom has front aspect window and is complemented by a bathroom fitted with 3 piece suite including panelled bath, WC and sink with window to rear aspect.

Outside, the grounds are currently somewhat overgrown but offer very real potential to create a secluded, mature garden to accompany this stunning

period home. Large shed/workshop located in the garden for useful additional storage. This is a unique opportunity to acquire a lovely art-deco cottage in the sought after location of Hathern with potential to create a spectacular family home. Crying out for creative first time buyer. Secure a viewing to avoid disappointment.

DIMENSIONS

ENTRANCE HALL

11' 2" x 5' 10" (3.4m x 1.78m)

LOUNGE/DINER

23' 2" x 11' 6" (7.06m x 3.51m)

KITCHEN

7' 11" x 7' 10" (2.41m x 2.39m)

BEDROOM ONE

12' 1" x 11' 6" (3.68m x 3.51m)

BEDROOM TWO

10' 8" x 10' 0" (3.25m x 3.05m)

BEDROOM THREE

7' 3" x 5' 10" (2.21m x 1.78m)

BATHROOM

GENERAL NOTES

Please contact Clare, Katie or Rhys or Ryan to arrange your viewing.

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.

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

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.

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.

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.

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

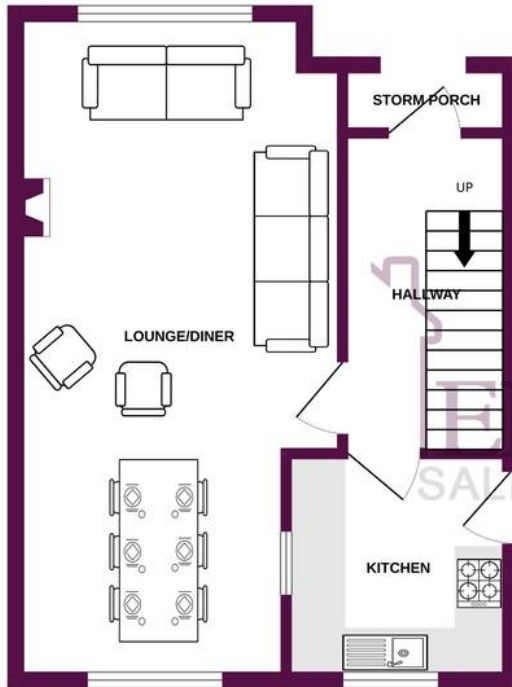
We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to 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.



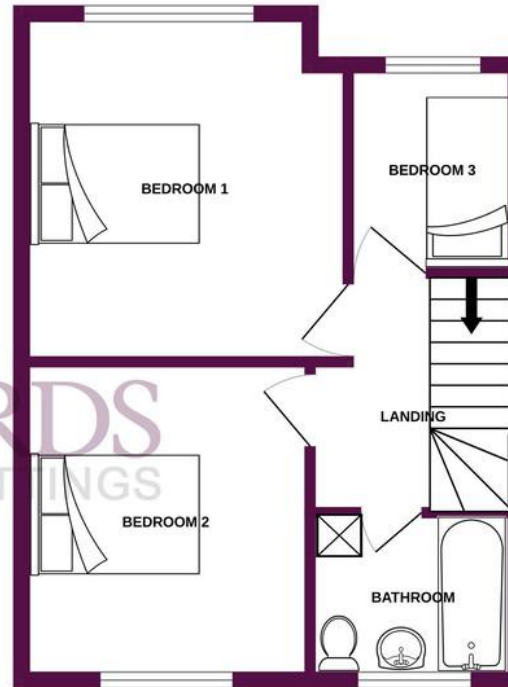




GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Charnwood Borough Council

🏠 38 Frederick Street
Loughborough
Leicestershire
LE11 3BJ

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

