



£205,000 Guide Price

The Farthings, Hathern LE12 5HL

Town House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Chain Free
- Stylish Mid Town House
- Ideal First Time Buy, or Investor
- Two Double Bedrooms
- Good Sized Living Room
- Family Bathroom
- Popular Village Location
- Separate Garage
- EPC 'C'
- Freehold

## Main Particulars

Located within the popular residential area of Hathern, Leicestershire. This modern two bedroom mid-town house provides modern living, ideal for investors, young families and first time buyers.

The internal accommodation is light, spacious and to a high standard, briefly comprising;

Entrance hall, living room with stairs off to the first floor, fitted kitchen/diner, integrated electric cooker with gas hob, doors leading to the rear garden.

Two double bedrooms and a fully tiled modern bathroom with shower over the bath.

Entrance Porch

Lounge - 4.60 x 4.05

Dining Kitchen - 4.55 x 2.62

Bedroom 1 - 4.60 x 3.03

Bedroom 2 - 2.62 x 2.48

Bathroom - 2.0 x 1.69

EPC 'C'

Enclosed low maintenance rear garden with access to separate garage.

Garage has an up and over door

Early inspection comes highly recommended.







This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 24 Charnwood Road, Shepshed, Leicestershire, LE12 9QF

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