



The Farthings, Hathern

welcome to

The Farthings, Hathern

**** FOR SALE**** this three-bedroom detached property located within the local village of Hathern. The property is well maintained and consists of lounge diner, kitchen, three well-proportioned bedrooms, ground floor wc and bathroom. Internal viewing is highly recommended!

Entrance

Entrance to the property is via the side and through a upvc double glazed door. The entrance hall has laminate flooring, an understairs cupboard housing the washing machine and doors to all ground floor rooms.

Ground Floor Wc

The ground floor wc has a low level wc, a hand wash basin set within a vanity unit and a upvc double glazed window to the side elevation.

Lounge Diner

23' 4" x 12' 10" (7.11m x 3.91m)
The lounge diner has laminate flooring, two radiators a upvc double glazed window to the front and French doors that open onto the rear garden.

Kitchen

10' 6" x 9' 6" (3.20m x 2.90m)
The kitchen is fitted with a range of base and wall mounted units with tiled splashbacks, tiled flooring, electric hob and electric oven, boiling tap, integrated fridge freezer and dishwasher and a upvc back door to the rear garden.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, carpeted flooring, an airing cupboard, a loft hatch, doors to all first-floor rooms and a upvc double glazed window to the side elevation.

Bedroom One

13' 1" x 11' 2" (3.99m x 3.40m)
Bedroom one has carpeted flooring, a radiator, fitted wardrobes and a upvc double glazed window to the front elevation.

Bedroom Two

10' 6" x 10' 2" (3.20m x 3.10m)
Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Bedroom Three

8' 2" x 6' 11" (2.49m x 2.11m)
Bedroom three has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

Bathroom

The bathroom is fitted with a three-piece suite which comprises of panel bath with shower over, low level wc and hand wash basin, vinyl flooring, heated towel rail, ceiling spotlights, partially tiled walls and a upvc double glazed window to the rear elevation.

Outside

To the front of the property there is ample parking space for two vehicles and a single garage with a side gate leading to the rear garden. To the rear there is a patio seating area and lawn which is fenced to all boundaries.





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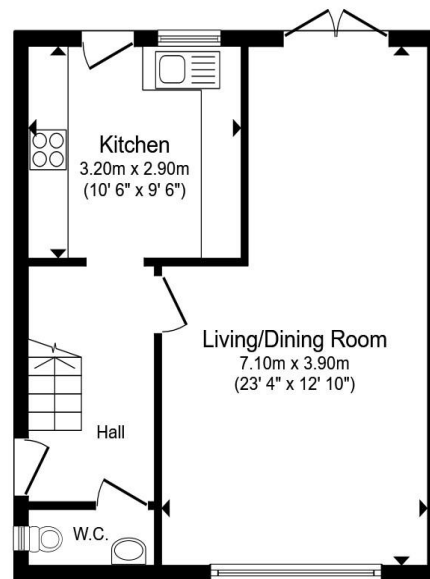
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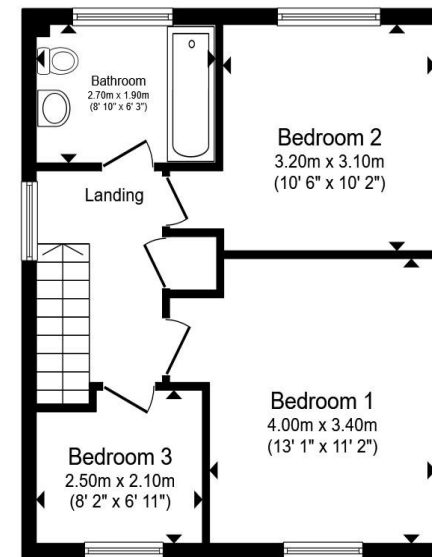
- Detached Property
- Well Maintained Throughout
- Three Well-proportioned Bedrooms
- Open Plan Lounge Diner
- Upvc Double Glazing

Tenure: Freehold EPC Rating: D
Council Tax Band: D

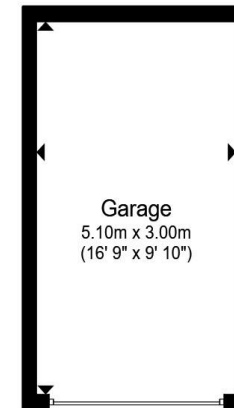
£315,000



Ground Floor



First Floor



Garage

Total floor area 100.5 m² (1,082 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
LBH115916 - 0004

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