



Smiths
your property experts

Oakley Drive

Long Whatton

- Beautifully extended and renovated family home
- Situated in the heart of this sought-after village
- Four double bedrooms and two bathrooms
- Lovely shaker-style kitchen/diner and a separate utility room
- Sitting room with a wood-burning stove and a dining room
- Wonderful rear gardens with a south west facing aspect
- Modern insulated summer house with power and lighting
- Gated driveway and a useful attached garage/workshop

General Description

Smiths Property Experts offer to the market this beautifully extended and renovated family home in the heart of Long Whatton. The property occupies impressive grounds with a private gravel driveway to the front, and landscaped private south-west facing gardens to the rear.

The property is presented in 'turnkey' condition and features a fantastic layout comprising four double bedrooms, two bathrooms, and three reception rooms, including a kitchen/diner leading onto the rear gardens. The property must be seen to be fully appreciated, and in our opinion, it is an excellent example of a village home.





The Property

The property has been thoughtfully extended and beautifully finished, with living accommodation providing gas central heating and double-glazing throughout. Laid across two floors, expect to find a floor area measuring approximately 1,738 square feet, including the attached garage/workshop store.

A stylish entrance hall with stairs to the first floor leads to a bay-fronted sitting room with a wood-burning stove, a dining room, and a lovely shaker-style kitchen/diner. Both the kitchen and dining room have French doors that lead onto a large sun-filled terrace to the rear. There is a useful utility room with a stable door to the outside, and a separate WC. Upstairs, a central landing leads to four good-sized double bedrooms, each of which can take a double bed, and an immaculate family bathroom. Of note is the main bedroom suite with built-in wardrobes and a separate en-suite, and the fourth bedroom with a mezzanine area.

The Outside

Situated in a peaceful residential cul-de-sac, the property is set back from the street and behind a gated gravel-laid drive. There is a useful attached garage/workshop store to the left-hand side, as well as access to the rear.



The wonderful rear garden is south-west facing, with a private aspect and a beautiful green outlook. A spacious sun-filled seating terrace wraps around the back of the house, and there are manicured lawns with planted borders and closed board fencing. There is a modern insulated summer house with power and lighting to the rear left corner, two substantial shed stores, and a brick outbuilding.



The Location

The property occupies an enviable position in the highly regarded village of Long Whatton, with excellent local amenities and rolling countryside on the doorstep. The village is well positioned for access North and South via the M1 Motorway. East Midlands Airport is just 3 miles by car, and there is easy access to Nottingham, Derby, and Loughborough. There is a good choice of local schools, and the village boasts two well-thought-of public houses (The Royal Oak and The Falcon Inn) and a local shop.

Property Information

EPC Rating: C.

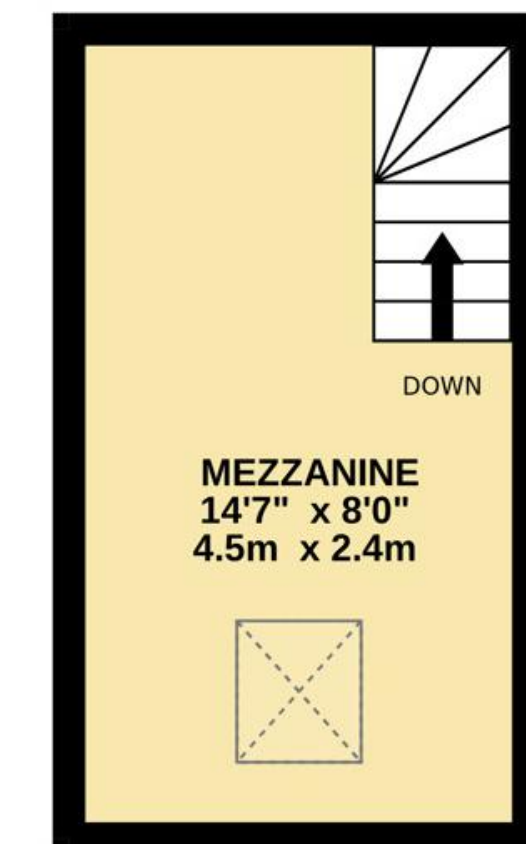
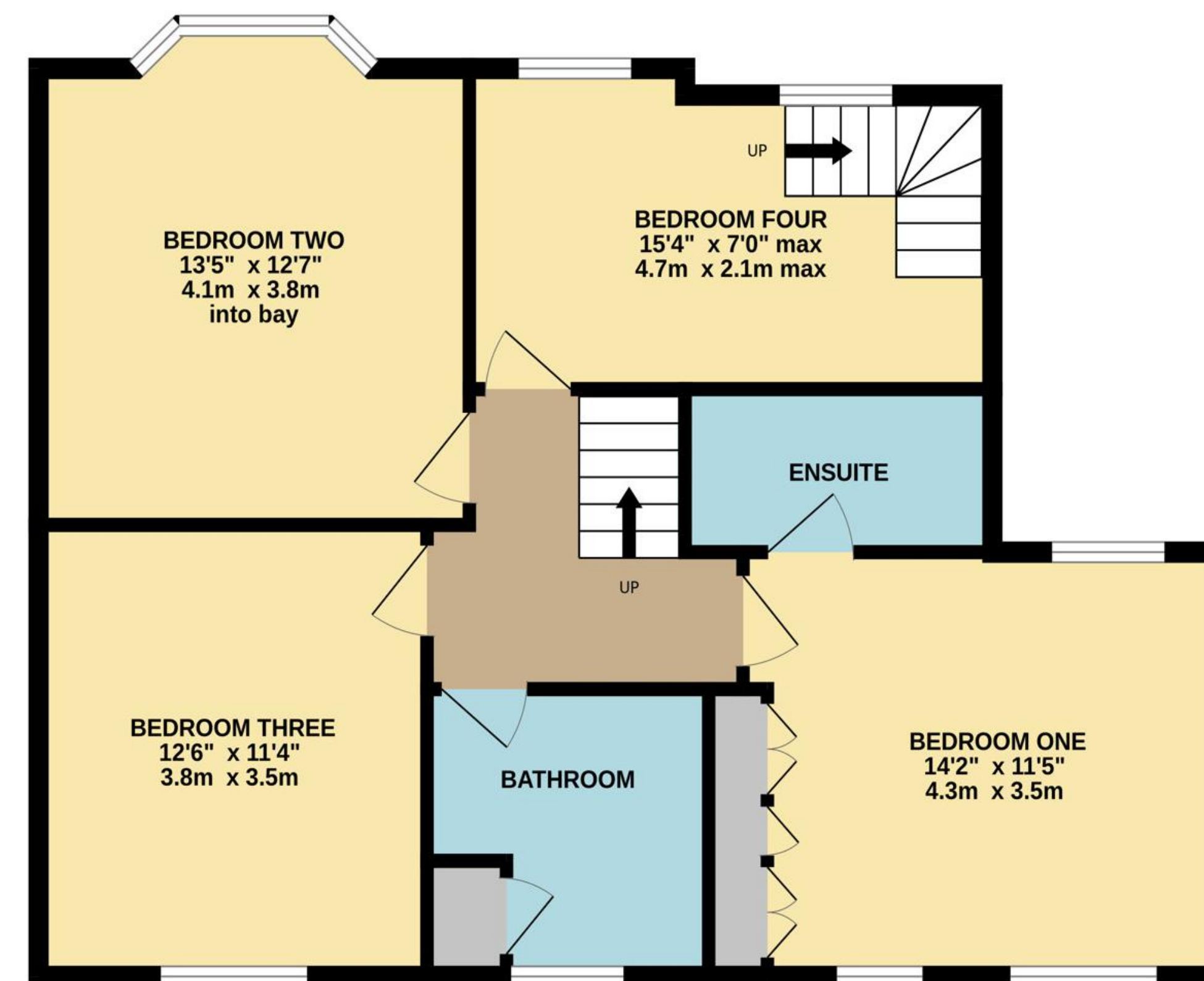
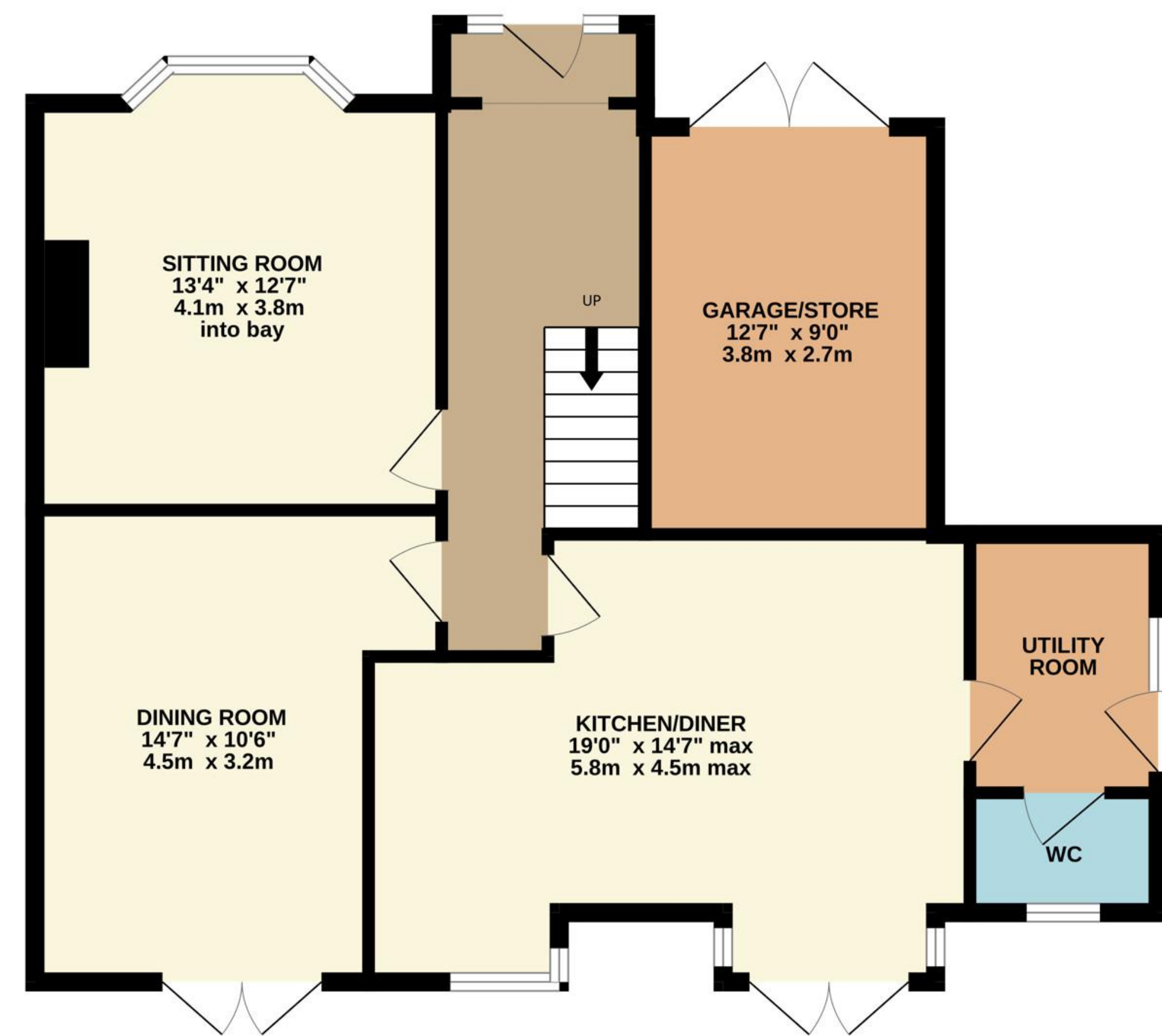
Tenure: Freehold. Council Tax Band: C.

Local Authority: North West Leicestershire Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1738 sq.ft. (161.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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