



Manor Close, Long Whatton, LE12 5BH



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

A VERY WELL PROPORTIONED INDIVIDUALLY DESIGNED AND BUILT DETACHED BUNGALOW SITUATED IN A SMALL COURTYARD STYLE DEVELOPMENT SET WELL BACK FROM THE MAIN STREET IN THIS SOUGHT AFTER A ND CONVENIENTLY LOCATED VILLAGE.

This well presented detached bungalow stands on a private plot with a south facing rear garden and offers gas central heating and UPVC double glazed windows and doors. The accommodation includes entrance vestibule, L-shaped reception hallway, through lounge, separate dining room, breakfast kitchen, rear porch, master bedroom with fitted furniture and en suite shower room, 2 further bedrooms with wardrobes and cupboards, family bathroom. Outside offers front and side gardens and a well stocked mature rear garden, there is off road parking and a detached single garage to the rear.

Long Watton is a good sized village situated to the North of Loughborough and is convenient for access to Nottingham, Derby and Leicester as well as the M1 and East Midlands Airport.





Key Features

- INDIVIDUAL DETACHED BUNGALOW
- TUCKED AWAY VILLAGE CENTRE LOCATION
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZING
- ENTRANCE VESTIBULE, L-SHAPED HALL, THROUGH LOUNGE, SEPARATE DINING ROOM, BREAKFAST KITCHEN, REAR PORCH
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM
- OFF ROAD PARKING AND SINGLE GARAGE
- DELIGHTFUL LANDSCAPED GARDENS, PRIVATE SOUTH FACING REAR
- NO CHAIN

Guide Price
£400,000

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- assess.entertainer.gently

ACCOMMODATION IN DETAIL

ENTRANCE VESTIBULE

With half glazed entrance door and further glazed door to hall.

RECEPTION HALLWAY

With radiator and cloaks cupboard.

THROUGH LOUNGE

11'1" x 22'10"

With bay window to front and patio doors to rear overlooking the garden, fire surround and hearth with gas flame effect fire, 2 radiators, wall lights.

DINING ROOM

9' x 10'10"

With window to front and radiator.

BREAKFAST KITCHEN

13'3" max x 10'6"

With 2 windows to rear and door leading to rear porch, extensive range of fitted base and wall units with work surfaces, stainless steel sink top, Neff gas hob and electric over, extractor hood, integrated dishwasher, space for further appliance, radiator, wall mounted central heating boiler.

REAR PORCH

With windows to side and rear, door to side giving access to the rear garden.

BEDROOM 1

10'5" x 15'

With window to rear, radiator and an extensive range of fitted bedroom furniture including wardrobes, drawers and dressing table, door to en suite shower room.

EN SUITE SHOWER ROOM

5'5" x 10'5"max

With window to side, suite comprising w.c., wash basin and shower cubicle, tiled splashbacks, radiator.

BEDROOM 2

8'4" x 11'5"

With window to rear, radiator, fitted wardrobes and cupboards.

BEDROOM 3

7'6" x 10'5"

With window to front, radiator and built in wardrobe.

FAMILY BATHROOM

5'4" x 14' max

With window to front, suite comprising w.c., wash basin and bath, tiled splashbacks, radiator, built in airing cupboard with hot water cylinder.

OUTSIDE





FRONT AND SIDE GARDEN

The property is approached from Main Street via a shared access driveway, the bungalow has its own off road parking for 2 cars which leads to the garage. There are lawned areas to front and side with a variety of shrubs and trees, a footpath leads to the front door and there is a gated side access leading to the rear garden.

SINGLE GARAGE

With up and over door, window and half glazed door to side.

REAR GARDEN

A good size private south facing garden with patio area, lawns with well stocked shrub and flower beds, further patio area to the bottom of the garden which could be ideal for placing a shed or greenhouse, outside lighting and tap, there is also a wind out sun canopy over the patio doors, although we have not check its working condition.

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

Surveys

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



Floorplan



Ground Floor

Floor area 109.6 sq.m. (1,180 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.
Created using Vision Publisher™



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
North West Leicestershire District
Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Loughborough office on 01509 235534



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS