



West End Long Whatton LE12 5DW

Part of  
**ANDREW  
GRANGER & CO**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Key Features

- SPACIOUS INDIVIDUAL DETACHED BUNGALOW
- EDGE OF VILLAGE LOCATION
- LARGE MATURE PLOT WITH OPEN VIEWS TO REAR
- GAS CENTRAL HEATING, UPVC D/G WINDOWS AND DOORS
- 3 RECEPTION ROOMS, KITCHEN AND UTILITY ROOM
- MAIN BEDROOM WITH EN SUITE SHOWER ROOM
- 3 FURTHER BEDROOMS, BATHROOM AND SEP W.C.
- EXTENSIVE FRONTAGE AND DRIVEWAY, DOUBLE GARAGE
- MATURE REAR GARDEN
- NO CHAIN





## The Property

This individually designed and built detached 4 bedroom bungalow stands on a large mature plot on the edge of this popular village, well set back from the road with lovely open views over local countryside to the rear. The accommodation offers the potential for upgrading or reconfiguring and offers larger than average living space.

Gas central heating, UPVC double glazed windows and doors, entrance porch, reception hall, lounge with views over the garden and fields beyond, dining room, conservatory, fitted kitchen, side lobby and utility room. There is a main bedroom with en suite shower room, 3 further bedrooms, bathroom and separate w.c.

Outside offers an extensive landscaped front garden with large driveway and parking leading to a double garage, to the rear is a mature garden complete with outhouses, greenhouse and garden room.

NO CHAIN



#### VIEWINGS & DIRECTIONS

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

What 3 words location:- steepest.fans.centrally

#### ACCOMMODATION IN DETAIL

##### ENTRANCE PORCH

With UPVC windows and entrance door, tiled floor, front door to hall.

##### RECEPTION HALL

With radiator, cloaks cupboards and loft access.

##### LOUNGE

With windows to front and rear overlooking the gardens, 2 radiators, marble style fire surround and hearth with electric fire, wall lights, door to dining room.

##### DINING ROOM

With patio doors leading to conservatory, radiator.

##### CONSERVATORY

Of UPVC double glazed construction.

##### KITCHEN

With window to rear range of fitted base and wall units, work surfaces and breakfast bar, stainless steel sink top, electric cooker, integrated dish washer and fridge, 2 ring gas hob, radiator, tiled splashbacks, door to side lobby.

##### SIDE LOBBY

With side door to garden, door to utility room.

##### UTILITY ROOM

Fitted units, work surface and sink, radiator, airing cupboard.

##### BEDROOM 1

With window to front, radiator fitted wardrobes, drawers and dressing table.

##### EN SUITE SHOWER ROOM

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

##### BEDROOM 2

With window to rear with views over the garden and countryside beyond, 2 radiators, built in wardrobes and cupboards.

##### BEDROOM 3

With window to side, radiator and fitted wardrobes.

##### BEDROOM 4

With window to rear and radiator.





#### BATHROOM

With window to side w.c., wash basin, bath and shower, radiator, tiled splashbacks and airing cupboard.

#### SEPARATE W.C.

With w.c. and wash basin, radiator and extractor fan.

#### OUTSIDE

##### FRONT GARDEN

The property is set well back from the road with a long mainly lawned garden with shrub and flower beds, extensive driveway giving parking for several vehicles, gated side access to the rear garden.

##### DOUBLE GARAGE

With full width roller shutter door, window to side, power and lighting.

##### REAR GARDEN

A lovely mature rear garden backing onto open countryside giving view and privacy, patio area, lawn, flower and shrub beds, outside w.c. and store, green house and garden room.

#### EPC

Rating: 'A'

#### Council Tax Band

North West Leicestershire District Council - Band F

#### 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 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

#### Market Appraisals

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

#### 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.



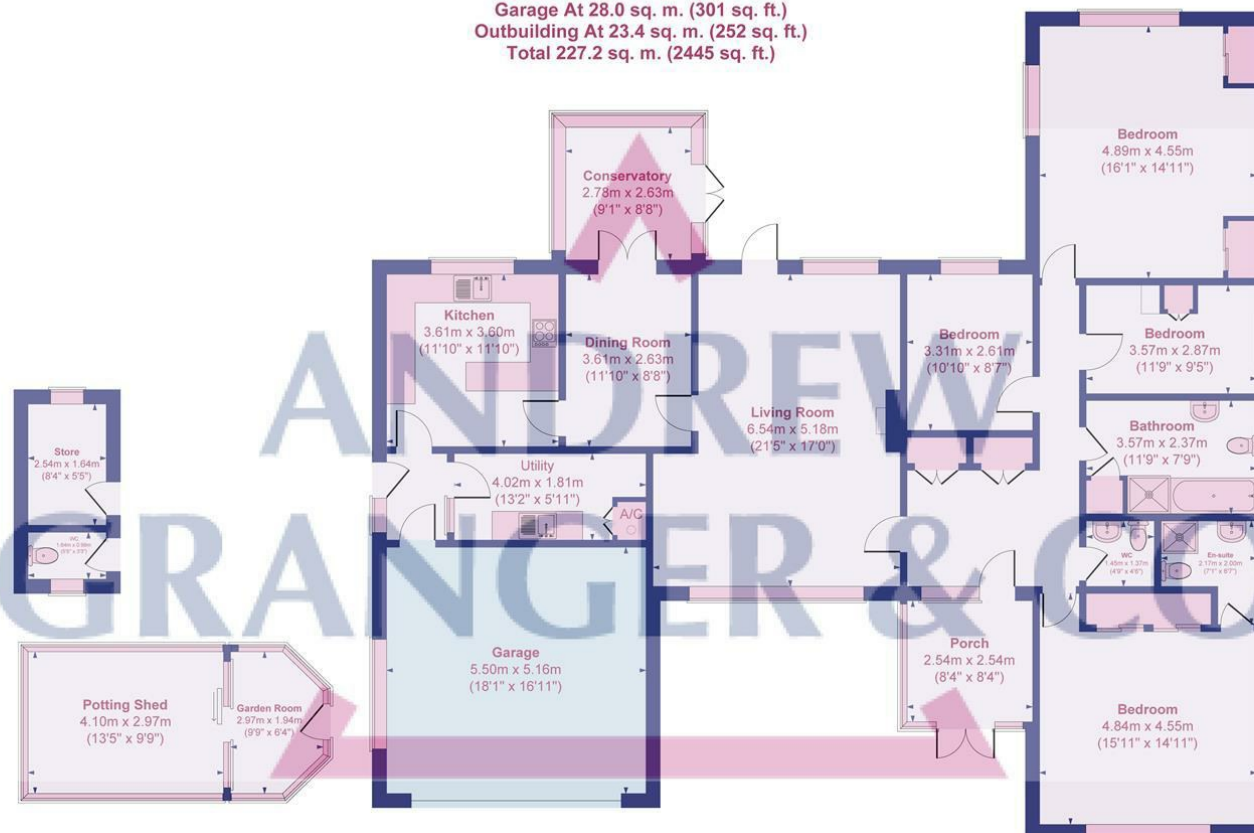






# Floorplan

Approximate Gross Internal Area  
 175.8 sq. m. (1892 sq. ft.)  
 Garage At 28.0 sq. m. (301 sq. ft.)  
 Outbuilding At 23.4 sq. m. (252 sq. ft.)  
 Total 227.2 sq. m. (2445 sq. ft.)



Outbuilding  
 Floor area 23.4 sq.m. (252 sq.ft.) approx

Floor area 175.8 sq.m. (1892 sq.ft.) approx  
 Garage 28.0 sq.m. (301 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As  
 built Energy Surveys for Andrew Granger & Co [orders@asbuiltenergysurveys.co.uk](mailto:orders@asbuiltenergysurveys.co.uk)



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

