



## 62 Turvey Lane, Loughborough, LE12 5DN

**Offers In The Region Of £799,950**

SOLD WITH NO UPWARD CHAIN

Adjoining and overlooking open fields to the properties south westerly rear aspect, this spacious detached family home enjoys an established position at the edge of the sought after village of Long Whatton. Accessed via a generously sized, private driveway, this secluded residence offers tranquil gardens and a picturesque backdrop onto the open farmland beyond.

Built in 1994 by a local developer to an attractive design with the use of high quality materials and consideration for the needs of the modern family including four spacious reception rooms, conservatory and five good sized bedrooms to the first floor, two of which have ensuite facilities. The idyllic location is further enhanced by the excellent communication links that can be easily accessed with East Midlands airport, M1, M42 and Nottingham, Derby and Leicester all close by.

## Property

The property has been lovingly maintained and upgraded by the current owner to provide a truly beautiful home.

The property also benefits from a larger than average double garage and the rear enclosed garden is attractively set with fully stocked, colourful beds and borders along with a charming pond with waterfall and central lawn area which offers multiple seating areas to enjoy the sun throughout the day.

Viewings are highly recommended to truly appreciate the space and quality this property offers.

## Front Aspect

The property is set on an attractive road to the edge of the village of Long Whatton. As you approach, you will notice the beautiful greenery surrounding the property and the large, private driveway the property boasts that has ample parking for the whole family as well as access to the double garage and entrance to the property.

The property sits well back from the road with attractive lawned garden offering shaped beds and an assortment of planted shrubs.

The rear of the property can be accessed either side via the wrought iron gates.

The property benefits from full camera security and alarm systems which will be included within the sale (equipment not subscription to service providers)

## Large reception hall 18'1 x 15'3 (5.51m x 4.65m)

A grand and welcoming reception space with open balustrade staircase to the first floor, handy storage cupboard to understairs and access to reception rooms.

## Cloakroom/W/C

Fitted with a newly installed two piece suite comprising low level W/C, hand basin with tiled splashback, coved ceiling, double glazed window and central heating radiator.

## Sitting Room/Lounge 13'1 x 21'1 (3.99m x 6.43m)

A large and spacious reception space having marble fireplace and hearth with log burning stove, central heating radiators, television areal point, decorative dado rail, coved ceiling, dual aspect double glazed windows and double glazed patio doors that lead to the rear enclosed garden and adjacent glazed door leading into the conservatory.

## Conservatory 11 x 10'2 (3.35m x 3.10m )

The conservatory was constructed in a Victorian style from hardwood and features double glazed panels set on a brick lower plinth wall with pitched glazed roof. made to measure blinds throughout, two wall lights, central heating radiator and French doors leading out to the rear garden.

A beautiful and relaxing space to enjoy the views of the garden.

## Dining Room 10'5 x 13'9 (3.18m x 4.19m )

Having central heating radiator, double glazed window with views to the rear aspect, twin fitted wall lights and glazed door providing access into the conservatory.

## Office Space/Study 9'5 x 7'11 (2.87m x 2.41m)

Having central heating radiator, coved ceiling, double glazed window and direct service door to the spacious double garage.

## Snug 10'10 x 8'3 (3.30m x 2.51m)

An additional versatile reception space with central heating radiator and double glazed window to front aspect.

## Kitchen with breakfast bar 10'1 x 17'2 (3.07m x 5.23m)

Natural light floods this beautifully designed kitchen which offers an extensive range of high quality wall and base units, Silestone quartz worktop with stylish glass coloured splashbacks, Neff electric hob, microwave. oven and warmer drawer, inset sink with mixer tap, ceramic herringbone floor tiles, designer central heating radiator, connecting door to dining room and additional doorway leading to utility.

## Utility 7 x 5'8 (2.13m x 1.73m)

Fitted with inset stainless steel sink unit with mixer tap, single base cupboard, larder style storage cupboard, tiled splashbacks, central heating radiator, coved ceiling, double glazed window and half glazed door to side aspect and space and plumbing for white goods which can be included within the purchase as requested.

## Galleried landing 14'8 x 15'6 (4.47m x 4.72m)

A grand staircase and landing offering double glazed window to front aspect, central heating radiator, built in airing cupboard with 200 litre storage cylinder, coved ceiling and loft access.

## Bedroom one 16'7 x 21'1 (5.05m x 6.43m)

Currently used as a large gym/office this bedroom benefits from exposed beams, double glazed window to front aspect, television areal point, additional Velux roof light and access to the ensuite facilities.

### Ensuite

Offering corner shower unit, hand basin and newly fitted W/C.

### Bedroom two 12'9 x 21 (3.89m x 6.40m)

A large double bedroom with double glazed window overlooking the garden and stunning views of open countryside beyond, coved ceiling, television aerial point, central heating radiator and a range of fitted bedroom furniture including wardrobes, dressing table and drawers.

### En-suite

Having newly installed Laufen facilities including walk in shower with rain hood, bespoke vanity unit, W/C and designer radiator.

### Bedroom three 11'1 x 13'8 (3.38m x 4.17m)

Having built in double wardrobes, study desk and bookshelf, central heating radiator and double glazed window overlooking the garden and fields beyond.

### Bedroom four 10'9 x 13'7 (3.28m x 4.14m)

Having built in double wardrobes, central heating radiator and double glazed window overlooking the garden and fields beyond.

### Bedroom five 11'3 x 8'3 (3.43m x 2.51m)

Having central heating radiator and double glazed window overlooking front driveway and garden.

### Family bathroom

Fitted with Laufen W/C, wash basin and vanity unit, freestanding bath and enclosed shower unit, designer radiator and marble floor tiles.

### Rear enclosed garden

Enjoying a high level of privacy and seclusion this attractively landscaped south west facing garden has walled and fenced boundaries which directly adjoin open farmland to the rear. The garden is set with a shaped lawn, colourful fully stocked planted beds, ornamental inner space with pebbled water feature and connecting miniature man made stream with bridge over which leads to an enclosed lily fishpond pond with waterfall. Climbing plants strategically run over strategically placed pergolas offer a splash of colour to all corners of the garden.

The garden also benefits from a small out of sight vegetable patch, timber storage shed and greenhouse which are included within the purchase price.

### Double Garage 16'9 x 20'11 (5.11m x 6.38m)

A large, wider than average double garage with twin electrically operated up and over doors, additional

side space for storage, wall mounted Viessman central heating boiler and window and half glazed door.

### . MONEY LAUNDERING REGULATIONS -

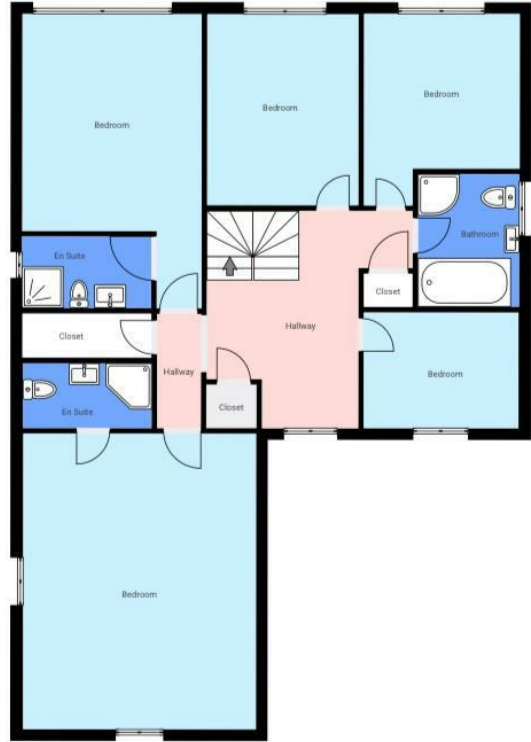
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2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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# Floor Plan

## ▼ Ground Floor



## ▼ 1st Floor

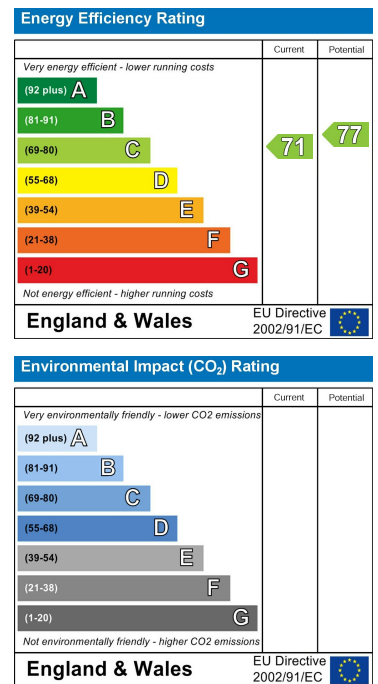


It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.

# Area Map



# Energy Efficiency Graph



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