



## 2 Meadow Court

Long Whatton, Leicester, LE12 5EA

Asking Price £550,000





# 2 Meadow Court

Long Whatton, Leicester, LE12 5EA

Asking Price £550,000



## Property & Village

**VIEWING ESSENTIAL:** With super views over open countryside. This four-bedroom detached family home, sits in the quiet area of this small private cul de sac, with splendid southerly aspect open views of fields and farmland. Briefly the home consists of private driveway with ample off-road parking, detached garage, large entrance hall, guest cloak room, lounge with views, splendid modern kitchen diner with fitted island, top marque appliances, bi fold doors to the terrace and offering open views, separate utility room. The lower floor is enhanced by under floor heating on three zones. Upper floor generous landing, four bedrooms with master offering shower en suite, family bathroom with full modern suite. Landscaped garden is southerly aspect, has a hardstanding terrace of paved Indian stone, area of traditional lawn, borders of mature plants and shrubs, paved pathway leading to the side and front elevations.

Long Whatton itself is a delightful village which includes two public houses, The Falcon and The Royal Oak, primary school, farm shop, general store and cricket club. The village is also served by the Skylink bus service. Well placed for the commuter, with easy access to the M1, A50, M42 and A453.

## Accommodation

### Lower floor

#### Entrance and Hallway

The subject property sits in a quiet corner of this small cul de sac and is approached via the tarmac driveway leading to the solid Oak storm porch and composite front door with double glazed side panels, opening to generous hallway with under floor heating, doors leading off to further internal rooms, staircase rising to upper floor.

#### Guest Cloakroom

With vanity unit inset ceramic sink, storage facilities and incorporating WC, under stair recess ideal for stowing, under floor heating.

#### Lounge

19'4" x 10'9" (5.90 x 3.30)

With dual aspect UPVC framed double glazed windows and matching UPVC framed double glazed doors opening to the terrace and offering views of the countryside, underfloor heating, feature fireplace with slate hearth, ceramic insert, wooden lintel and housing the multi fuel burner.

#### Kitchen Diner

30'4" x 12'10" (9.25 x 3.93)

With triple aspect UPVC framed double glazed windows and quality fitted Bi fold doors opening to the terrace and gardens, range of eye level and base kitchen units with complementing work surface, inset composite sink, built in wall mounted top marque Teka double oven, integrated fridge freezer, drinks fridge and dishwasher. Inset induction hob with contemporary extractor fan and hood built over, fitted breakfast island with further storage facilities, incorporating built in Teka microwave and under floor heating.

#### Separate Utility

6'10" x 6'7" (2.10 x 2.01)

With a range of quality wall and base units, complementing work surface, inset stainless steel sink and drainer, plumbing for washing machine and space for further white goods, built-in cupboard housing the under-floor heating gear, composite door to the terrace and gardens and underfloor heating.

### Upper Floor

#### Landing

With UPVC framed double glazed window, access to the fully boarded roof space and central heating radiator.

#### Master Bedroom

14'7" x 12'10" (4.47 x 3.93)

With UPVC framed double glazed doors and Juliette balcony offering super views of the open countryside, twin UPVC framed roof light windows and central heating radiator.

#### En suite

7'10" x 5'5" (2.39 x 1.67)

With UPVC framed double glazed window, generous walk-in shower cubicle with sliding doors housing the twin headed mains fed shower including rainfall shower head, vanity unit with inset ceramic sink, storage facilities below, incorporating WC, extractor fan and fitted centrally heated chrome towel rail.

#### Bedroom Two

10'9" x 9'6" (3.30 x 2.91)

With UPVC framed double glazed window to open views and central heating radiator.

#### Bedroom Three

10'9" x 9'9" (3.30 x 2.99)

With UPVC framed double glazed window and central heating radiator.

### Bedroom Four

10'9" x 8'3" (3.29 x 2.54)

With UPVC framed double glazed window and central heating radiator.

### Family Bathroom

10'9" x 7'3" (3.29 x 2.23)

With UPVC framed double glazed opaque window, with full contemporary suite consisting of panelled bath with centre fitted bath furniture, vanity unit with inset composite sink, storage facilities and incorporating WC, Shower cubicle housing the mains fed twin headed shower, extractor fan and chrome centrally heated towel rail.

### Outside Fore

The subject property is located in a quiet corner of a private cul de sac, with tarmac driveway offering ample off-road parking, access to the detached garage and to the front door. Borders of mature plants trees and shrubs. Traditional lawn adjacent to pathway.

### Detached Garage

19'8" x 7'6" (6.00 x 2.30)

Single garage of concrete base and brick wall construction pitched roof that offers the opportunity for roof storage, manual up and over door, personal UPVC access door, power and light, further parking space to the side of the garage.

### Outside Rear

Landscaped gardens with hard standing terrace and pathway ideal for those times to enjoy the stunning countryside views, an area of traditional lawn.

### MONEY LAUNDERING REGULATIONS

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your

co-operation in order that there will be no delay in agreeing the sale.

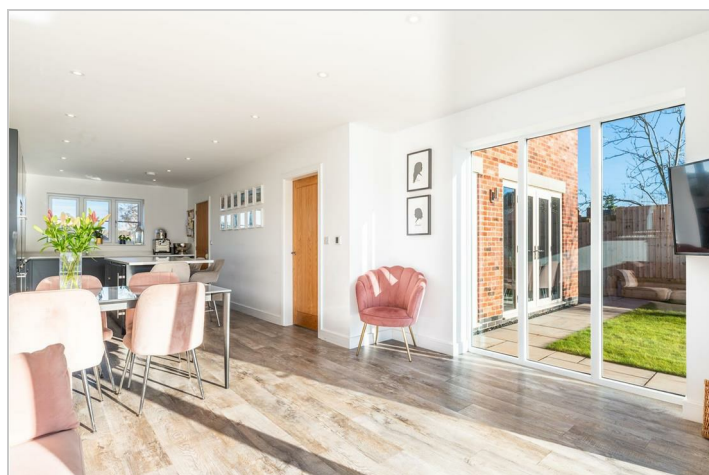
2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.

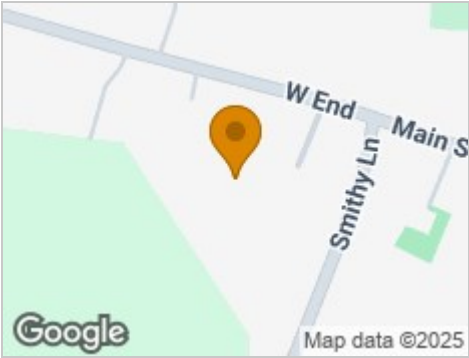
4. Potential buyers are advised to recheck the measurements before committing to any expense.

5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Road Map



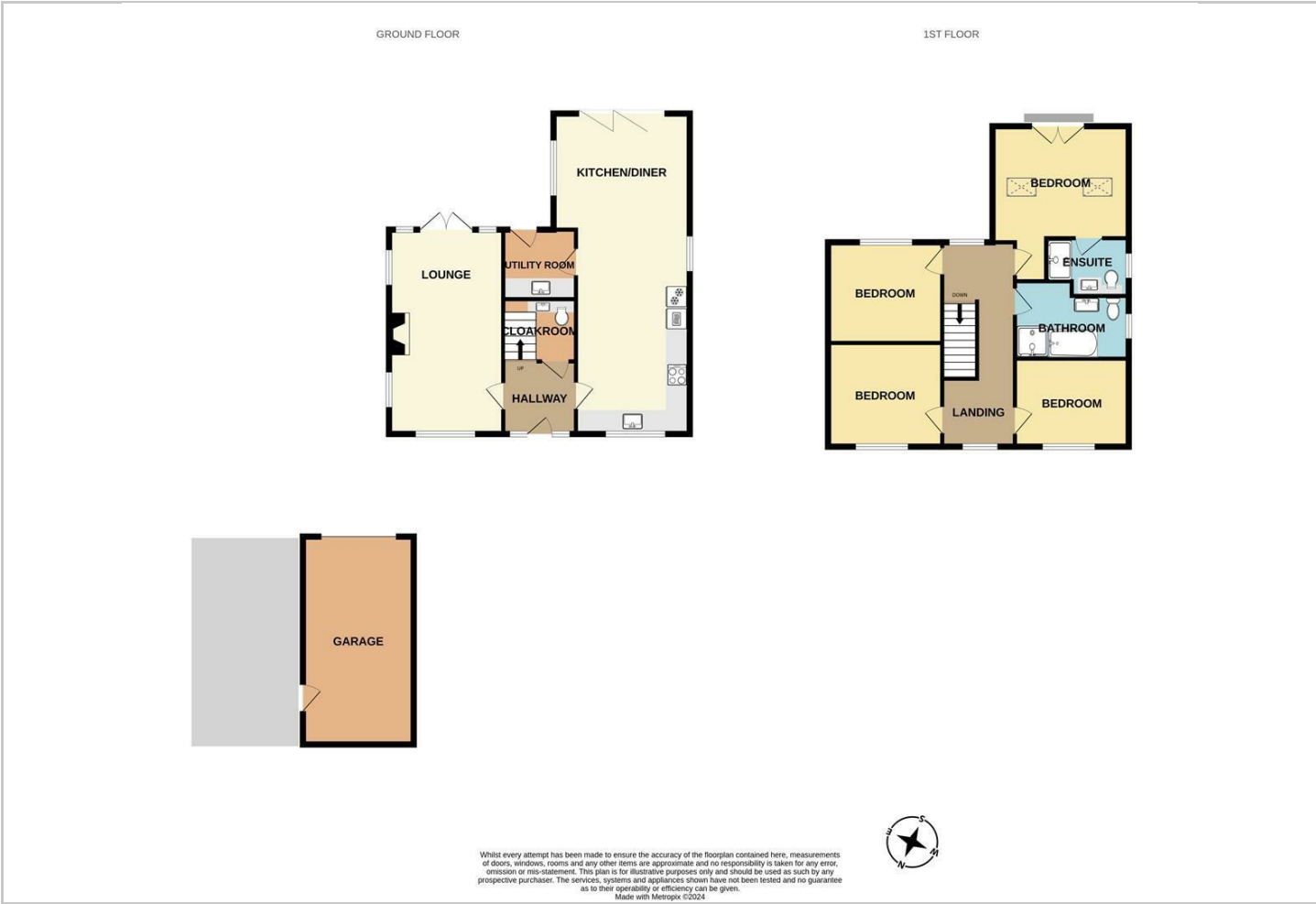
Hybrid Map



Terrain Map



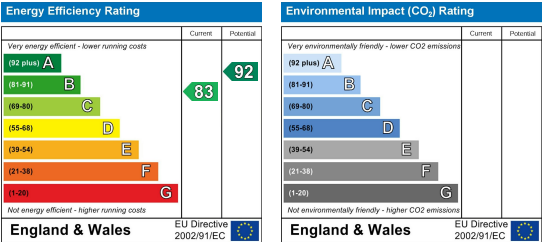
Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.