

West End

Long Whatton, Loughborough, LE12 5DW
£450,000

John 
German





A large, well-maintained garden with a wooden fence, trees, and a house in the background. The garden is lush green and features a large evergreen tree on the left and a bare tree in the center. A wooden fence runs along the left side, and a house is visible in the background.

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£450,000

A tremendously spacious, light and characterful family home with large private garden (approx. 0.26-acre plot). Ample parking for around eight vehicles, plenty of versatile living space, close to amenities and transport links, being sold with no onward chain.

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Internally, there is a grand entrance hallway with the original stained glass leaded light windows to the front elevation. From here stairs rise to the first floor landing with an under stairs storage cupboard and doors lead off to two substantially sized reception rooms.

The lounge enjoys a double glazed walk-in bay window to the front elevation, there is an open fireplace and original oak wood flooring. The dining room also has a double glazed bay window to the side elevation and a central gas fireplace with open flue.

The property has been extended to the rear so what would have been the original kitchen is now a utility room with plumbing and appliance space for two freestanding appliances, a walk-in pantry, spotlights to the ceiling and fully tiled flooring.

The utility room is open plan to the superb breakfast kitchen which has been incredibly well thought out and designed. There is a high quality range of fitted wall and base units with laminate worktops incorporating a ceramic sink and breakfast bar. Built into the kitchen is a Belling range with a matching extractor hood. There is space for a dishwasher and an American-style fridge freezer, spotlights throughout the ceiling and fully tiled flooring with under floor heating. The kitchen has a glazed window side and fully glazed French doors with bespoke made shutters leading out to the rear garden. In addition to the breakfast bar there is further space for a separate dining table and chairs.

From the kitchen a door leads through to the rear hallway which provides access into the garden and to the down stairs WC.

The first floor landing has stairs rising to the second floor and doors leading off to three double bedrooms and the family bathroom. Two of the bedrooms in particular are very generous in size. The master bedroom has a bay window to the front elevation and an en-suite shower room fitted with a white contemporary three piece suite. The second bedroom has the original picture rail and benefits from a dual aspect with window to the rear and side elevation. The bathroom is fitted with a white three piece suite including an oversized central bath.

On the second floor there is a generous landing which would make an ideal study or play area. From here a door leads through to the fourth bedroom with a window to the side and eaves storage.

Outside the south facing gardens must be viewed to be fully appreciated. The property occupies a substantial and mature plot. There is an extensive driveway which leads to a detached double garage with power and lighting, and a separate workshop area. Immediately to the rear of the property is a patio area, and the rest of the garden is mainly lawned surrounded by flowering soil beds and hedgerows. There is a vegetable plot and a secluded seating area to the rear of the garage.

The property is located on the fringe of the highly regarded village of Long Whatton and is set back from the road behind a mature and established front garden. This is an ideal family purchase, it is a substantial home with a beautiful plot, an early internal viewing is strongly recommended.

The property is located within a mile of Long Whatton C of E Primary School, Manor Organic Farm Shop, local convenience store and The Falcon Inn public house/restaurant. Further amenities can be found in the major conurbation of Loughborough which is only 5 miles away. Walking and cycling routes are plentiful around the quiet village location.

Public transport well catered for by regular bus, Loughborough offers well connected train services up and down the country and East Midlands Airport is only 5 minutes away by car. Commuter access to the M1, M42 and M6 is excellent.

Note: The land registry title does have covenants, a copy of which can be viewed upon request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre is available in the area

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21032025

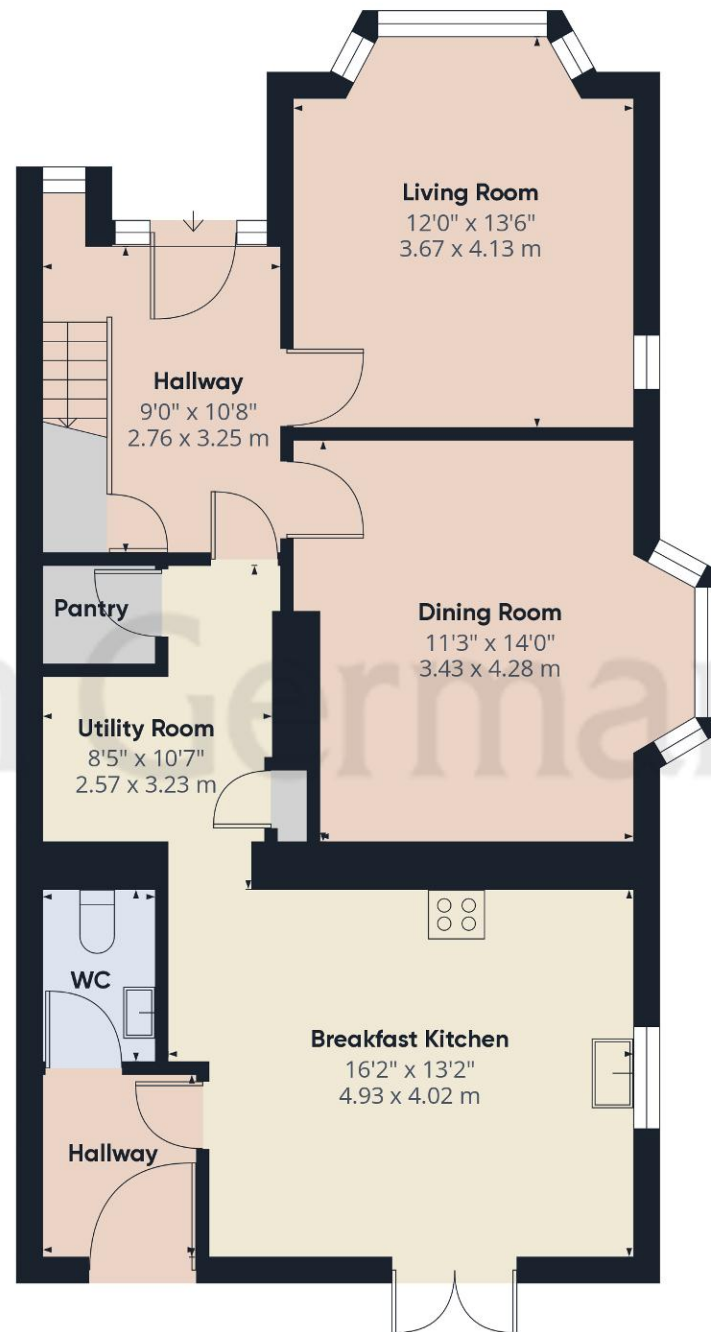
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Ground Floor Building 1

Approximate total area⁽¹⁾

784.7 ft²

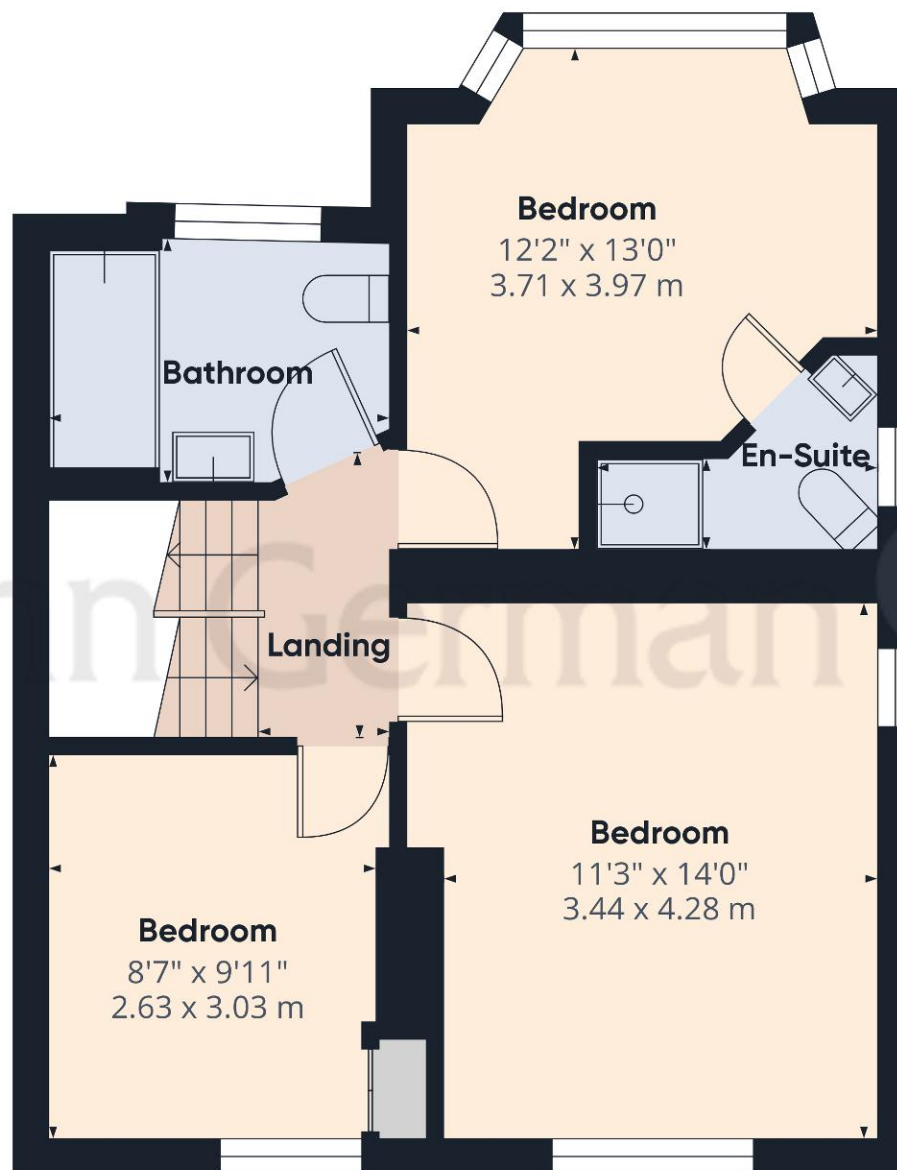
72.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1 Building 1

Approximate total area⁽¹⁾

490.83 ft²

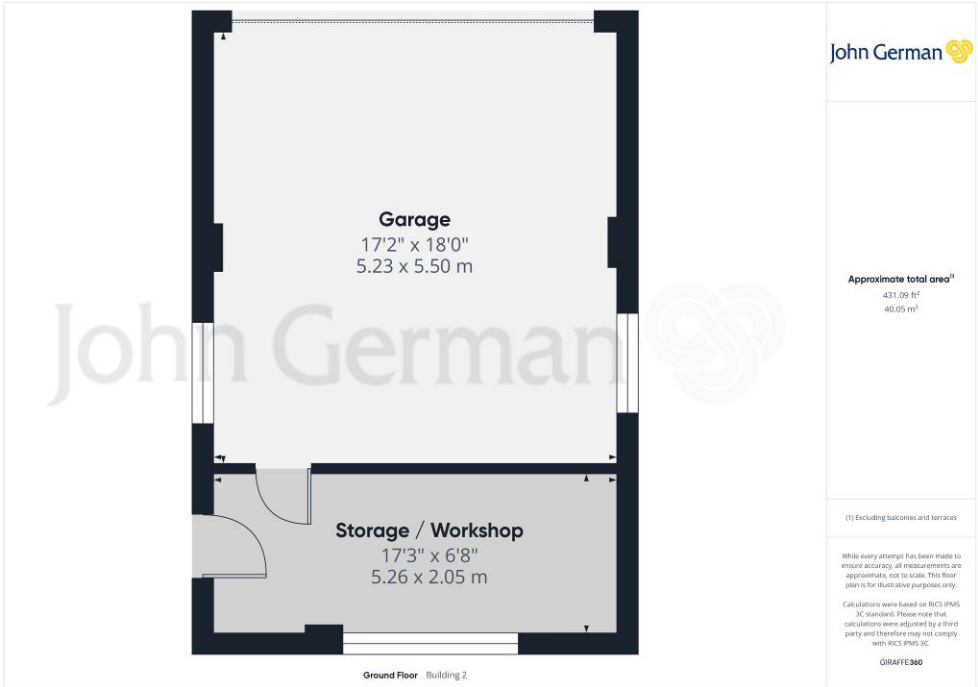
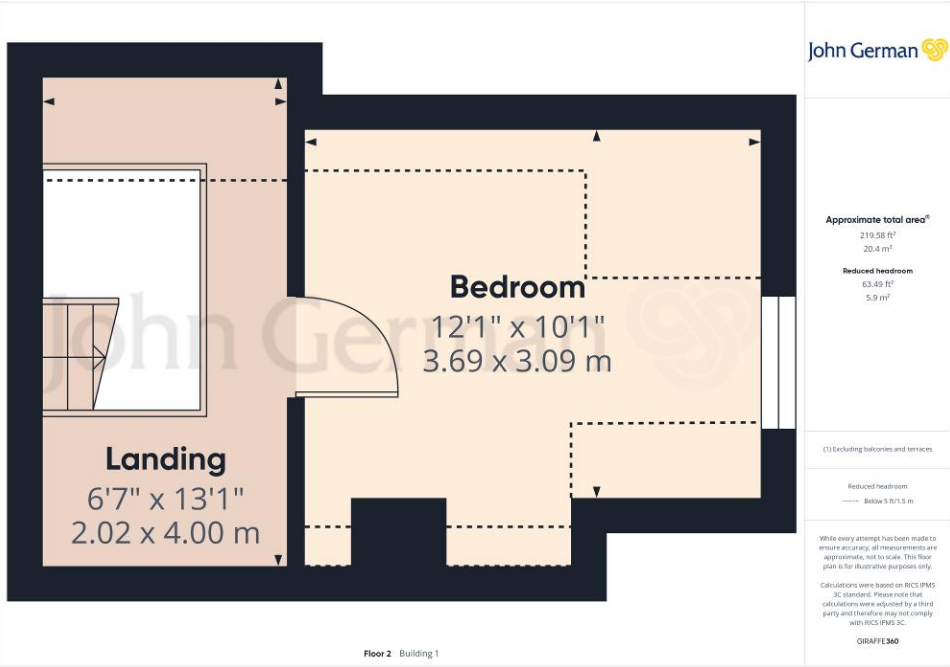
45.6 m²

(1) Excluding balconies and terraces

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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