



The Green, Long Whatton



'OFFERS IN EXCESS OF £370,000'

- DORMER STYLE DETACHED
- CREATIVELY DESIGNED AND DECEPTIVE
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- STUDY LANDING
- MASTER EN-SUITE SHOWER ROOM
- FREEHOLD
- EPC rating D



An impressive unique and extended dormer style detached property with bedrooms over the ground and first floor offering a versatile arrangement and of broad appeal to a couple seeking plenty of space for themselves and visiting guests or growing family wishing to live in a desirable village with Primary school and excellent commuter links.

The deceptive accommodation features a neutral interior with uPVC double glazing, gas central heating and features a gallery style study landing which overlooks the central hallway. The lounge is to the front and offers a cosy space for evening relaxation centred around a living flame effect gas fire and with bay window overlooking the mature front gardens.

The dining room has double doors leading off the central hallway with wood laminate flooring also overlooking the front and could be utilised as an occasional fourth bedroom.

The dining kitchen sits to the rear with a comprehensive range of units including a pull out larder cupboard and integrated appliances including electric oven, four ring induction hob in addition to the two ring gas hob, extractor, fridge freezer and concealed plumbing for a washing machine. The flooring is a quality wood effect luxury vinyl finish, the kitchen overlooks the rear gardens and also has a side entrance door out into a side courtyard area.



There are two double ground floor bedrooms served by a ground floor shower room with double size shower enclosure with mixer shower, fully tiled walls and floor and a heated towel radiator.

Upstairs you are met with a large study landing with the gallery balustrade overlooking the hallway and this lead into the master bedroom suite. The main bedroom is divided into two areas with the bed situated at the rear and having a range of fitted bedroom furniture and the front half utilised as a dressing area with further fitted wardrobes and drawers and an en-suite shower room with oversized shower enclosure with a mixer shower having a rainstyle shower head.

The property is situated within the heart of this linear village just a short stroll from the local Primary school, two country pubs, organic farm shop and offering a thriving village community.

The broad frontage sees a gravelled driveway with parking for approximately three to four cars, mature lawn gardens with borders, shrubs and flowers and this leads to an integral oversized garage measuring 3.88 x 4.21m max, this has light, power, is fully plastered having an internal door from the hallway and can be utilised as an additional utility type space.

Gated access to the side leads around to the particularly private and fully enclosed lawn garden with further borders and shrubs, an elevated block paved patio and space for a garden shed.

To find the property, leave Loughborough north along the A6 Derby Road passing through the village of Hathern where at the traffic lights just prior to the dual carriageway, turn left into Ashby Road. Take the next turning right and proceed into Long Whatton, entering on the Green where the property is situated on the right hand side as identified by the agent's 'For Sale' board.

Please note there is planning permission for 2 properties to be built at 41 The Green 22/01658/VCU 21/02158/FUL



CENTRAL HALLWAY 3.33m x 2.6m (10.9ft x 8.5ft)

LOUNGE 3.65m x 4m (12ft x 13.1ft)

DINING ROOM 3.51m x 3.31m (11.5ft x 10.9ft)

DINING KITCHEN 4.12m x 3.69m (13.5ft x 12.1ft)

BEDROOM TWO 3.7m x 3.43m (12.1ft x 11.3ft)

BEDROOM THREE 4.7m x 2.64m (15.4ft x 8.7ft)

SHOWER ROOM 2.46m x 2.2m (8.1ft x 7.2ft)

STUDY LANDING 3.49m x 3.03m (11.4ft x 9.9ft)

MASTER BEDROOM 4.65m x 2.78m (15.3ft x 9.1ft)

DRESSING AREA 2.7m x 5.27m (8.9ft x 17.3ft)

EN-SUITE SHOWER ROOM 2.53m x 1.8m (8.3ft x 5.9ft)





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. North West Leicestershire District Council - Tax Band E.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.





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