



Main Street, Long Whatton



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£1,595,000



Key Features

- INCREDIBLE ARCHITECT DESIGNED PROPERTY
- SEVEN BEDROOM
- APPROX 7500 SQUARE FEET
- EIGHT ACRES OF ROLLING MEADOWS
- FOURTEEN CAR GARAGING
- GAMES ROOM
- EPC rating C
- FREEHOLD





A commanding home of size, quality, seclusion and acreage rarely exists within a central village setting, this is the first time this property has ever come to the market since being built 22 years ago. Located in the very heart of the West Leicestershire village of Long Whatton, the approximate 7500 square foot property is set back from Main Street, neatly tucked away as if you would never know it was there ! Nestled in grounds extending to over eight acres including rolling meadows, formal gardens and a large outdoor entertaining space, the quality home will strike a chord with the growing family seeking space and versatility as well as excellent commuter links nearby which include the M1 motorway at junction 24, East Midlands Airport, Gateway including Amazon and Parkway Midland Mainline railway station.

A former equestrian home, the current garaging were once stables and could be converted back should a prospective buyer have horses.

Constructed entirely by the present vendor/property developer to an extremely high specification, the interior sees quality finishes exposing the oak framed structure, underfloor heating throughout all four floors, open fireplaces and garaging to house up to fourteen cars this was formally a stable block and could be converted back. The extensive driveway with electrically operated gates leads to a detached quadruple garage with room above suitable for the home based business or separate studio suite etc.

Long Whatton offers a thriving village community including primary school, convenience store, farm shop, two country pubs/dining, cricket club and beautiful countryside walks.

Good to know: The underfloor heating is powered by two gas central heating boilers located in the utility room. There are uPVC double glazed windows throughout the property along with full height glass feature windows to the front elevation. There is an entire security and CCTV camera system fitted to the home. Built in sound system, chrome switches throughout, vacuum cleaning system with the vacuum itself located in the utility room and an 'easy carry' suction pipe. The property is For Sale with No Chain.

To find the property, from M1 motorway junction 24 proceed into Kegworth village and out of the other side along the A6 eventually reaching the village of Hathern where at the main traffic lights you should turn right onto Ashby Road, this will lead into Long Whatton village where you should proceed on The Green, pass The Oak country pub on the left, then the primary school where the road becomes Main Street, the property is then situated half way along on the left hand side.





PORCH 1.73m x 1.65m (5'8" x 5'5")

ENTRANCE HALLWAY 5.99m x 5.33m (19'8" x 17'6")

LOUNGE 7.14m x 4.78m (23'5" x 15'8")

L SHAPED GARDEN ROOM 7.8m x 6.1m (25'7" x 20'0")

LIVING DINING KITCHEN 6.86m x 5.18m (22'6" x 17'0")

UTILITY ROOM 2.95m x 1.75m (9'8" x 5'8")

FAMILY/GAMES/CINEMA ROOM 9.75m x 5.36m (32'0" x 17'7")

SITTING ROOM/STUDY 5.18m x 3m (17'0" x 9'10")

DINING ROOM 4.83m x 2.9m (15'10" x 9'6")

GROUND FLOOR WC 1.73m x 1.68m (5'8" x 5'6")

BASEMENT GAMES ROOM 5.97m x 5.31m (19'7" x 17'5")

STUDIO/OFFICE/OCCASIONAL BEDROOM 9.55m x 3.96m (31'4" x 13'0")

EN-SUITE SHOWER ROOM 1.83m x 1.63m (6'0" x 5'4")

MASTER BEDROOM 6.88m x 5.18m (22'7" x 17'0")

MASTER EN-SUITE 4.02m x 3.3m (13'2" x 10'10")

BEDROOM TWO 7.14m x 4.78m (23'5" x 15'8")

EN-SUITE BATHROOM 4.01m x 1.68m (13'2" x 5'6")

BEDROOM THREE 5.18m x 4.78m (17'0" x 15'8")

EN-SUITE BATHROOM 3.35m x 1.91m (11'0" x 6'4")



BEDROOM FOUR 6.73m x 3.15m (22'1" x 10'4")

BEDROOM FIVE 5.61m x 3.73m (18'5" x 12'2")

EN-SUITE BATHROOM 1.68m x 2.03m (5'6" x 6'8")

BEDROOM SIX 3.76m x 3.05m (12'4" x 10'0")

BEDROOM SEVEN 3.6m x 3.15m (11'10" x 10'4")

FAMILY BATHROOM

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 G.

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

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