



Main Street, Long Whatton



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Offers in excess of £450,000  
BY AUCTION



## Key Features

- VILLAGE SHOP AND HOUSE
- IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE
- SOLD VIA 'SECURE' ONLINE AUCTION SALE
- THREE BEDROOMS
- GENEROUS GARDEN PLOT
- LIVE AND WORK OPPORTUNITY
- EPC rating COMING SOON
- FREEHOLD







'FOR SALE BY AUCTION' Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000 - An exciting and unique opportunity to live and work within a thriving village store or convert back to a pure residential property with plans already drawn.

The shop is combined with generous two story accommodation, generous gardens and a desirable location with passing trade between Loughborough, East Midlands Airport and the surrounding area. The village shop currently enjoys a thriving trade serving an array of day to day goods, daily newspapers etc but with huge further scope to offer lunchtime rolls, tea, coffee etc aided by the outdoor sitting area situated at the front along with extensive off road parking.

There is separate access to the living accommodation entered through the hallway and into a separate lounge which enjoys modern wood laminate flooring, a bay window flooding the room with light and centred around a cast iron log burner.

It's at the rear of the home though where we can imagine spending all of the day times in and out of the garden and fully utilising the large living dining kitchen with space for a sofa arrangement, dining table and central kitchen island. The kitchen features a contemporary high gloss matching base, drawers and eye level units, the island has a quality porcelain sink with mixer bowl, plumbing for dishwasher, built in Neff stainless steel electric double oven and five ring induction hob with extractor.

Leading off the kitchen is a handy utility room which has a second sink, plumbing for washing machine and space for tumble dryer and a side entrance door leading to the side of the property.

The master bedroom is situated on the ground floor, generous in size and with two windows overlooking the rear gardens along with a ceramic tiled floor for easy maintenance and door leading through to the en-suite shower room. The en-suite features a large walk in shower enclosure with glass shower screen and mixer shower, toilet and sink, half height and fully tiled walls, chrome heated towel radiator and window. There is underfloor heating to the family room, bedroom & utility room with two controls.



Upstairs there are two further double bedrooms, number two with fitted wardrobes with sliding mirrored doors and number three with dual aspect windows making it a nice light, bright room and also overlooking the rear garden.

There is an upstairs bathroom serving these two bedrooms and this includes a separate shower enclosure with mixer shower, corner bath with off tap mixer shower and fully tiled walls.

The retail shop enjoys a traditional timber framed single glazed shop front window and entrance door leading into the shop premises which has fitted counters, shelving and display areas and is currently stocked with an array of local convenience foods, daily supplies, newspapers and magazines, drinks etc. Leading off the back of the shop premises is an office store and a separate wc currently utilised as a storage space.

The extensive frontage offers plenty of parking for passing trade with an elevated timber decked sitting area which could be utilised as an area for teas and coffees etc along with a brick built single garage. Gated access to the side leads around to a generous rear lawned garden fully screened by mature hedges and trees and the side area offers potential for an additional small building plot subject to planning permission etc.

Long Whatton village conveniently sits between the market town of Loughborough and East Midlands Airport with swift access from here to the M1 motorway network at junction 23 or 24 as well as the A50, M42 and Gateway East Midlands hub. The village has a farm shop, primary school, a thriving community with cricket club, local pubs and delightful countryside walks nearby.

Good to know: The property has majority uPVC double glazing throughout, gas central heating.

Pattinson Auctions are working in Partnership with Newton Fallowell on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold under unconditional (Modern) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.









Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

**ENTRANCE HALL** 4.31m x 0.88m (14'1" x 2'11")

**LOUNGE** 5.56m x 3.63m (18'2" x 11'11")

**LIVING DINING KITCHEN** 10.31m x 6.49m (33'10" x 21'4")

**UTILITY ROOM** 2.46m x 2.07m (8'1" x 6'10")

**MASTER BEDROOM** 4.28m x 3.96m (14'0" x 13'0")

**EN-SUITE SHOWER ROOM** 2.47m x 1.79m (8'1" x 5'11")

**BEDROOM TWO** 4.02m x 3.20m (13'2" x 10'6")

**BEDROOM THREE** 6.48m x 3.52m (21'4" x 11'6")

**BATHROOM** 2.33m x 2.17m (7'7" x 7'1")

**VILLAGE SHOP** 7.23m x 6.82m (23'8" x 22'5")

### 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 D

### DISCLAIMER

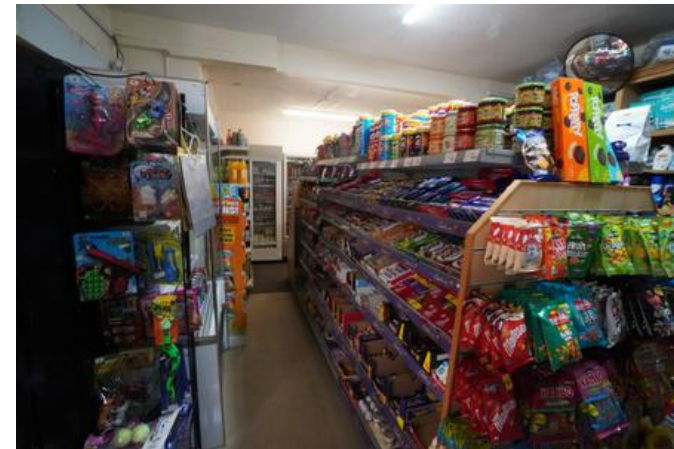
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.







Ground Floor



First Floor





