



Oakley Drive, Long Whatton



£275,000

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- MULTIPLE EXTENSIONS
- DECEPTIVE LAYOUT
- 8.61m LOUNGE DINER
- FOUR PIECE BATHROOM
- FREEHOLD
- EPC rating D



Multiple extensions and rear additions make this two bedroom semi detached bungalow particularly spacious and deceptive accommodation with a versatile layout incorporating a main bedroom at first floor which has both an en-suite and walk in wardrobe.

The kitchen has been enlarged and beyond the lounge is a garden room whilst the garage is broad in its extent and has an up and over door but also a separate utility room accessed from here. The combination boiler is housed within the garage.

The lounge diner is impressive in its size spanning over eight and a half metres with stairs to the first floor from the dining section whilst the lounge has a real flame effect fire which is a focal point to the room, there are sliding doors to the garden room.

Initially on entry, the porch has rail space, glazed internal door to the 'L' shaped hallway which provides access to the kitchen which has both sliding doors to the garden, Velux roof light and side elevation window into the garden room. There are plenty of storage cupboard units with space for appliances, integrated ones include a four ring hob with electric oven.



The ground floor bedroom is to the front whilst the shower room has a wet room floor with a step up to the bath, tubular radiator, Velux roof light, wash hand basin and low level WC.

To the outside at the front, the block paved driveway allows off road parking for three vehicles, the garage has electric roller door. There is internal access to the garage from the kitchen.

The rear garden is private and not overlooked from beyond having two sections of lawn, raised beds and a corner pond.

Oakley Drive is a quiet cul-de-sac off Turvey Lane within a popular village, with its community feel and excellent communication links.

To find the property, from Loughborough proceed north along the A6 Derby Road. At the Bishop Meadow roundabout continue straight on and continue through the village of Hathern. At the traffic lights turn left into Whatton Road, this becomes Ashby Road and at this point turn right into Turvey Lane, first right into Oakley Drive where the property is situated on the left hand side as identified by the agent's 'For Sale' board.



PORCH

HALL

LOUNGE 8.62m x 3.06m (28'4" x 10'0")

GARDEN ROOM 2.65m x 1.74m (8'8" x 5'8")

KITCHEN 4.14m x 3.14m (13'7" x 10'4")

BEDROOM TWO 2.91m x 2.50m (9'6" x 8'2")

BATHROOM

FIRST FLOOR BEDROOM ONE 5.64m x 3.06m (18'6" x 10'0")

WALK IN WARDROBE 2.47m x 2.77m (8'1" x 9'1")

EN-SUITE 2.49m x 1.76m (8'2" x 5'10")





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 B.

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.

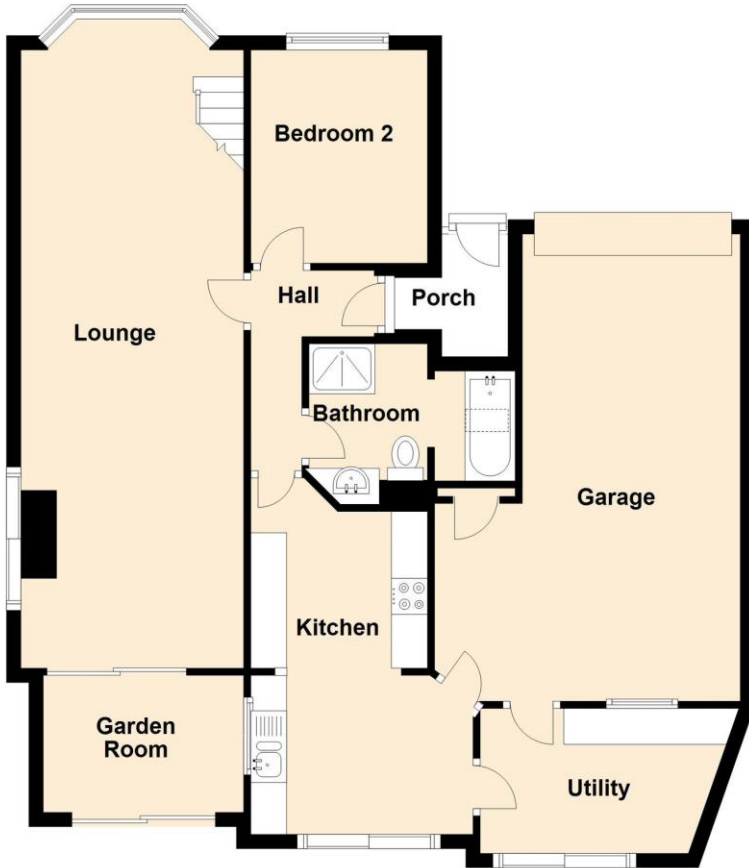
REFERRALS

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.



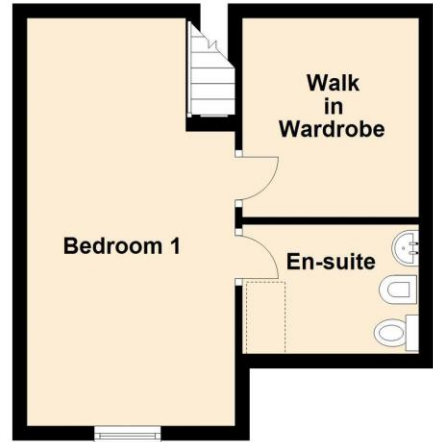
Ground Floor

Approx. 94.1 sq. metres (1012.4 sq. feet)



First Floor

Approx. 27.3 sq. metres (293.5 sq. feet)



Total area: approx. 121.3 sq. metres (1305.8 sq. feet)



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