



Turvey Lane, Long Whatton



£420,000

- HIGHLY DECEPTIVE DETACHED
- FOUR/FIVE BEDROOMS
- GARDEN STUDIO ANNEX
- GENEROUS LIVING DINING KITCHEN
- TWO SHOWER ROOMS
- IDEAL FOR DEPENDANT RELATIVE
- FREEHOLD
- EPC rating D



An impressive extended and highly deceptive detached family home plus a garden studio annex, all offering versatile living especially for those seeking accommodation for a dependant relative.

The interior enjoys a stylish finish with partial open plan living to the rear leading out in to the garden ideal for summer entertaining.

Enter the home through a quality composite side entrance door and into a nine metre living dining kitchen which features a roaring cast iron log burner, space for a dining table and sofa arrangement and a contemporary range of deep pan drawers and cupboards with central island and integrated appliances including Neff stainless steel triple electric ovens with warming drawer, four ring induction hob and extractor fan, integrated fridge and dishwasher, contemporary tiled splashbacks and copper style industrial light fittings.

There is wood effect luxury vinyl flooring, stylish radiators, open balustrade staircase with under stairs storage leading to the first floor and twin sets of French doors leading out on to the garden patio.

Leading off the kitchen is a handy utility type room which also has hidden plumbing to install a separate WC if desired.



The ground floor inner hallway leads through in to a separate sitting room which would make a great space for the dependant relative where next door is a ground floor double bedroom along with a separate shower room having a corner shower enclosure with Mira electric shower, vanity wash hand basin & WC, chrome heated towel radiator and ceiling spotlights. Added to this zone of the house is the useful walk in style laundry room with plumbing for a washing machine, space for a tumble dryer, clothes hanging rails, radiator and vinyl floor.

On the first floor there are three further double bedrooms, with the master featuring a range of built in wardrobes and with inward opening French doors and Juliet balcony enjoying views of the rear garden. Bedroom two has storage to the roof eaves, number three has two windows and can accommodate a double sized bed and these are all served by the principal contemporary shower room with majority tiled walls, walk in style shower enclosure with glass shower screen, mixer shower with a rain style shower head and separate attachment, bowl style vanity sink, WC, chrome heated towel radiator, ceiling spotlights, extractor fan and window.

The property occupies this desirable village location offering quick and convenient access to excellent commuter links at M1 motorway junction 24, East Midlands Airport as well as a lovely range of village amenities including two country pubs, local shop and farm shop, primary school and cricket club.

The extensive frontage sees a block paved driveway with enough parking for four to five cars with a side entrance leading to the main entrance door. Gated access to the side leads around to a beautifully kept landscaped rear lawned garden with Indian sand stone high level paved patio, access into the garden studio access and steps down on to a lower lawn. There are surrounding borders, shrubs and flowers, patio with pergola, sundeck with lighting and a large timber built garden store and this is fully enclosed by recently erected fencing.

Good to know the property has uPVC double glazing throughout. Gas central heating powered by a Baxi combination boiler located in the utility room.

To find the property, proceed from loughborough heading north on the A6 Derby Road, passing through the village of Hathern and at the traffic lights prior to the dual carriageway you should turn left on to Ashby Road. Continue into Long Whatton taking the third turning right in to Turvey Lane, where the property is situated three quarters of the way along on the right hand side identified by the agents 'For Sale' board.



OPEN PLAN LIVING DINING KITCHEN 5.89m x 9.79m (19'4" x 32'1")

UTILITY ROOM 1.48m x 2.37m (4'11" x 7'10")

SITTING ROOM 2.28m x 3.17m (7'6" x 10'5")

BEDROOM FOUR 3.27m x 2.86m (10'8" x 9'5")

GROUND FLOOR SHOWER ROOM 1.64m x 1.76m (5'5" x 5'10")

LAUNDRY ROOM 1.21m x 1.79m (4'0" x 5'11")

BEDROOM ONE 3.89m x 4.88m (12'10" x 16'0")

BEDROOM TWO 3.17m x 3.69m (10'5" x 12'1")

BEDROOM THREE 2.34m x 4.7m (7'8" x 15'5")

SHOWER ROOM 1.87m x 2.75m (6'1" x 9'0")

GARDEN STUDIO ANNEX 2.36m x 3.15m (7'8" x 10'4")

STUDIO SHOWER ROOM 1.63m x 1.59m (5'4" x 5'2")





SERVICES & TENURE

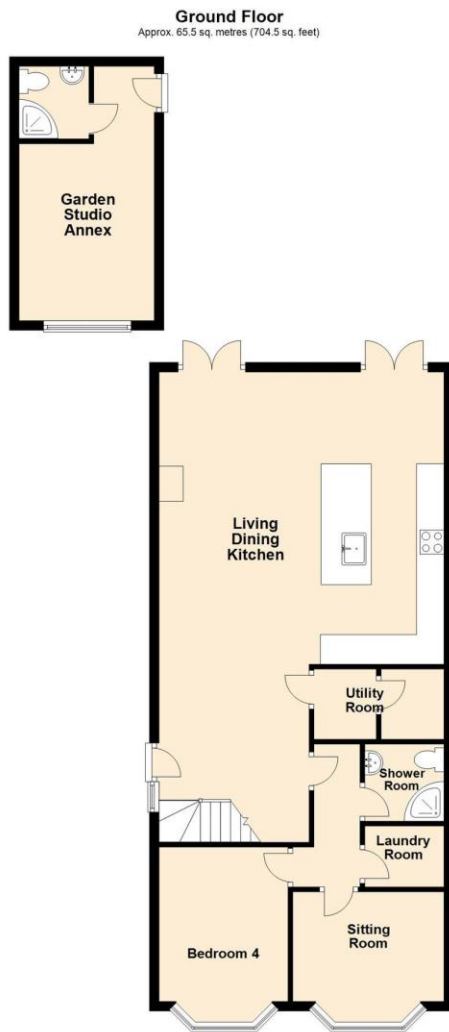
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. North West Leicestershire District Council - Tax Band C.

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.

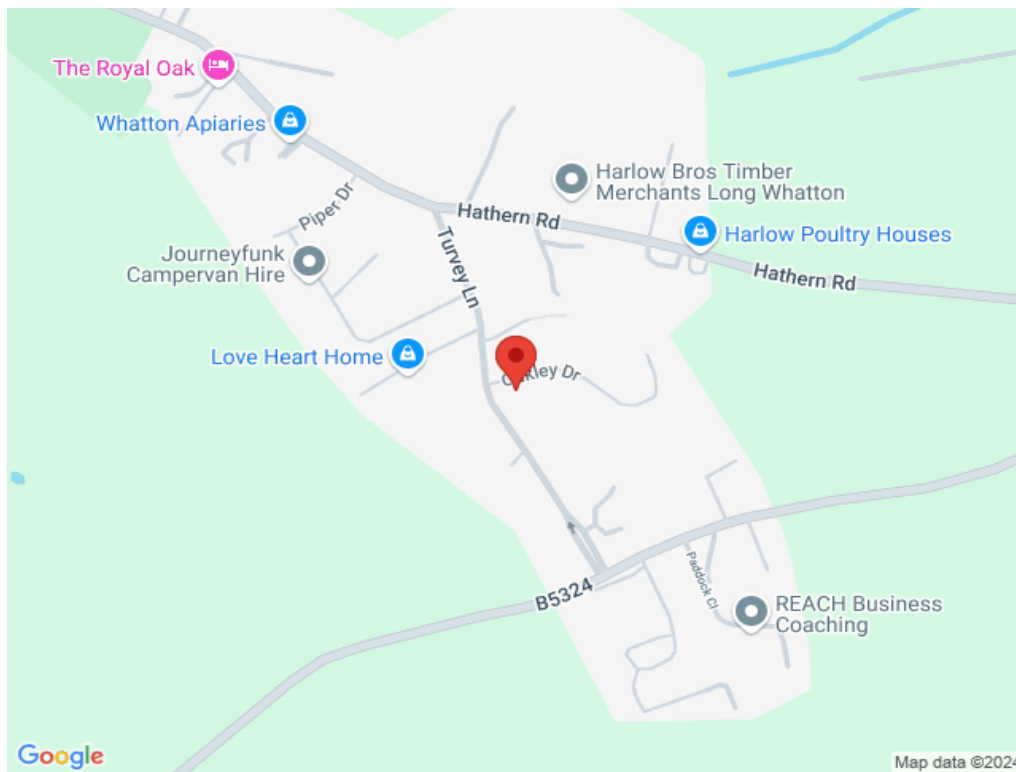
REFERRALS

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.



Total area: approx. 130.2 sq. metres (1401.3 sq. feet)





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