



The Green, Long Whatton



£325,000

- THREE BEDROOM DETACHED
- UNDERFLOOR HEATING
- MASTER EN-SUITE
- OAK INTERNAL DOORS
- UPGRADED FLOORING
- OFF ROAD CAR PARKING
- FREEHOLD
- EPC rating C



This individual modern three bedroom detached house constructed by messrs Waldron properties LTD and has quality finishes including oak internal doors, glass balustrade to the stairs whilst the feature kitchen has majority Neff integrated appliances (Indesit dishwasher) and dark mushroom coloured doors with contrasting carcasses and work surfaces.

The full width lounge is well illuminated both naturally and artificially with LED lights and bi-fold out on to the garden and decking beyond. The ground floor wc discreetly houses the Baxi combination gas central heating boiler, whilst the under stairs cupboard provides useful storage space.

At first floor there are three double bedrooms, the master is en-suite and bedrooms two and three overlook the garden and field beyond. The block paved driveway allows off road parking for at least three vehicles, the rear garden has the aforementioned decking, then paving followed by lawn, fully enclosed by timber fencing.

The current owners have upgraded the flooring to luxury vinyl tile in the hall, kitchen, lounge and en-suite and bathroom to first floor which compliments the smart presentation. One of the design features of a Waldron property is the underfloor heating via a wet system and this property is no different, whilst at first floor there are modern radiators serving each room and ladder design towel rail to the bathroom. There are also hard wired smoke alarms fitted to the property.



Long Whatton village, unlike others surrounding, has retained its village status with very little construction and has Primary school, two public houses and brilliant communication links to Derby, Leicester and Nottingham as well as M1 & M42, East Midlands Airport, Parkway Railway station at Ratcliffe on Soar and the market town of Loughborough. Floorplans on the details indicate the layout and the title deed plan shows the plot which is some 0.07 of an acre.

To find the property, enter Long Whatton from the village of Hathern on Hathern Road which becomes The Green, the property is situated on the right hand side.

HALL 3.05m x 1.07m (10'0" x 3'6")

GROUND FLOOR WC 1.3m x 0.79m (4'4" x 2'7")

KITCHEN DINER 4.06m x 3.28m (13'4" x 10'10")

LOUNGE 5.16m x 4.01m (16'11" x 13'2")

BEDROOM ONE 4.1m x 3.3m (13'6" x 10'10")

EN-SUITE 2.34m x 0.79m (7'8" x 2'7")

BEDROOM TWO 3.91m x 2.57m (12'10" x 8'5")

BEDROOM THREE 3.4m x 2.54m (11'2" x 8'4")

BATHROOM 1.88m x 1.6m (6'2" 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.





Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk