



Oakley Drive, Long Whatton



**£200,000**

- TRADITIONAL SEMI-DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- CUL-DE-SAC POSITION
- DESIRABLE VILLAGE LOCATION
- REAR LEAN-TO SUN ROOM
- UPVC DOUBLE GLAZING
- FREEHOLD
- EPC rating D





Imagine Village life complete with country pubs, local shop, primary school, organic farm shop and countryside walks on the doorstep ...you get it all here at Oakley Drive, Long Whatton!

This attractive and traditional bay fronted semi-detached bungalow is for sale with no chain and offers a quiet cul-de-sac location with excellent commuter links just a short distance away including the M1/M42 Motorways and East Midlands Airport which is served by the regular Skylink bus route nearby.

The property offers an exciting chance to make your mark with some modernisation and re-styling ideally required, but with the accommodation having uPVC double glazing and central heating throughout.

Enter through the side hallway and into a front facing lounge with large bay window and inset living flame effect gas fire. The kitchen is situated to the side/rear with a range of white high gloss cupboards and drawers, plumbing for washing machine and dishwasher, built-in stainless-steel electric four ring gas hob and extractor and a uPVC double glazed door leading out into a timber built, glazed lean-to style sunroom. The sunroom makes the perfect space for a couple of chairs and enjoying the garden or alternatively as a utility style storeroom.



There are two double bedrooms, one to the front and the other to the rear of the property and s a full tiled shower room with double size shower enclosure, Triton electric shower and airing cupboard.

The property has a front retaining wall beyond which lies a gravelled low maintenance front garden and block paved side driveway with enough parking for approximately two to three cars. The drive leads to a sectional single garage which is more suited for storage or motorcycles etc and gated access to the side leading to the rear of the property. The sunny aspect rear garden is laid to low maintenance gravel with a block patio, space behind the garage for storage and a beautiful mature magnolia tree.

Good to know; the property has uPVC glazing throughout. Gas central heating powered by an Ideal combination boiler located in the bathroom airing cupboard.

To find the property, leave Loughborough on the A6 Derby Road passing through the village of Hathern, at the traffic lights just prior to the dual carriageway you should turn left onto Ashby Road. Take the second turning right into Turvey Lane, Long Whatton and right again into Oakley Drive. The property is situated up upon the left-hand side as identified by the agent's 'For Sale' board.



HALLWAY 2.61m x 0.83m (8'7" x 2'8")

LOUNGE 3.84m x 3.52m (12'7" x 11'6")

KITCHEN 3.48m x 2.08m (11'5" x 6'10")

SUN-LOUNGE 5.51m x 1.61m (18'1" x 5'4")

BEDROOM ONE 3.67m x 3.43m (12'0" x 11'4")

BEDROOM TWO 3.41m x 3.11m (11'2" x 10'2")

SHOWER ROOM 2.52m x 1.98m (8'4" x 6'6")





## SERVICES

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

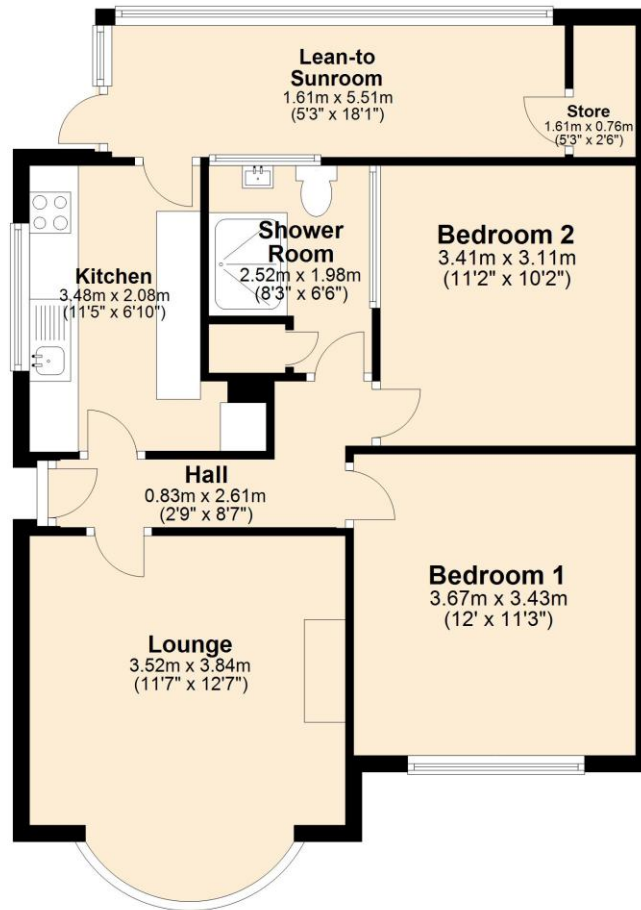
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

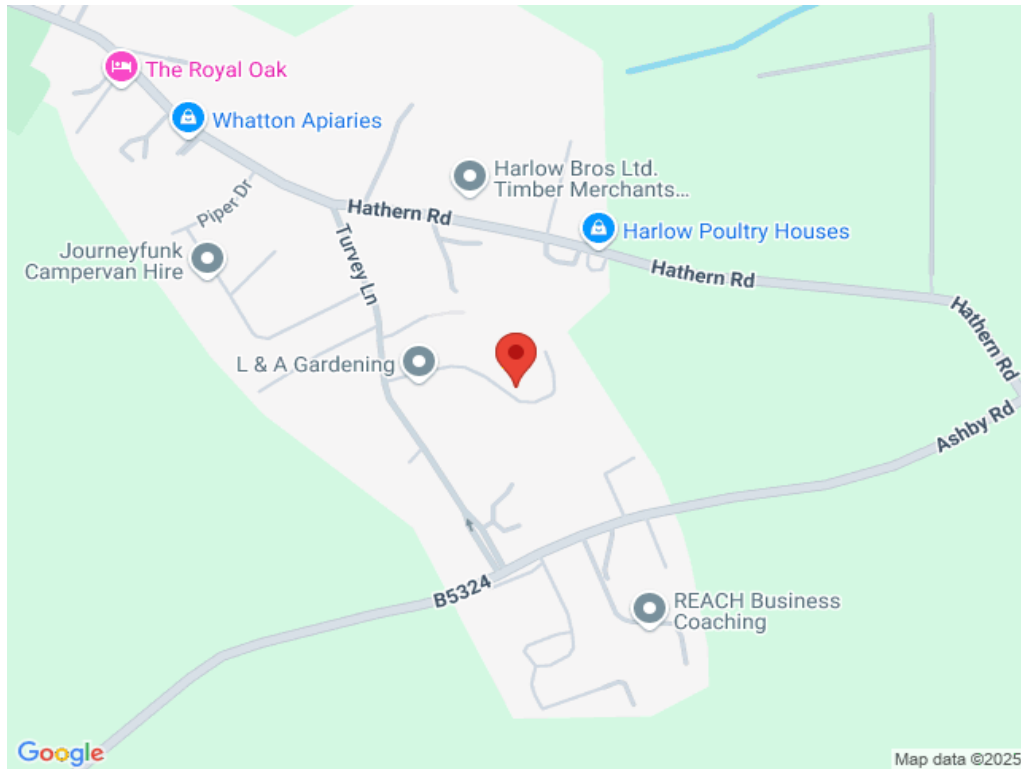
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require 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. 67.2 sq. metres (723.6 sq. feet)



Total area: approx. 67.2 sq. metres (723.6 sq. feet)



Newton Fallowell Loughborough

01509 611119

[loughborough@newtonfallowell.co.uk](mailto:loughborough@newtonfallowell.co.uk)