



The Green, Long Whatton



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£625,000

- DETACHED CONTEMPORARY HOME
- FOUR DOUBLE BEDROOMS
- LARGE LIVING DINING KITCHEN
- SPLIT LEVEL LOUNGE
- WITH BI-FOLD DOORS TO GARDEN
- TWO BATHROOMS
- FREEHOLD
- EPC rating C



An impressive and individually designed contemporary detached family home featuring a stunning interior, open field views to the rear and occupying semi-rural village location with excellent commuter links nearby.

The property has equal appeal to both the young and growing family or professional couple seeking plenty of space for entertaining, especially with the layout having a versatile arrangement with bedrooms and bathrooms over both the ground and first floor. The current vendors have completely renovated the house, using quality interior design-inspired finishes throughout. These include solid light oak doors, whitewashed walls and solid oak floors which all contribute to the contemporary feel the home offers.

Enter via a stylish front storm-porch with Corten steel designed entranceway and composite front door into a generous inner hallway. From here you have a choice to head through into various versatile living spaces, which include the main split-level lounge featuring slim-frame bi-fold doors which seamlessly blend the substantial inside area out into the garden - ideal for summer entertaining. The generous room has a further set of bi-fold doors to the right-hand side of the room, which lead out onto the outdoor dining area and cooking area. For those 'cosy winters' the room also features a stylish RAIS contemporary log burner.

The open-plan living dining kitchen delivers on both style and function. There is ample space for an 8-10 seater dining table, as well as a breakfast bar with space for x3 stools. There is also a snug area, with sofa arrangement which provides a great space for teens to hang out, or family member to congregate before dinner.



The kitchen offers flush framed, solid wood, hand-painted Harvey Jones base units with a quartz work surface and upstand, in addition clear glass splash-backs give a stylish alternative look to traditional wall tiles. There is an integrated dishwasher, gas and electric cooker points and space for a range oven with a fitted stainless steel extractor hood, plenty of room for an American style fridge freezer and an additional full height double larder cupboard.

From the kitchen you access to the generous sized Utility room. This matches the same Harvey Jones kitchen units creating a complementary connection between the two rooms and there is concealed plumbing and space for both a washing machine and tumble dryer, additional sink and storage along with tiled flooring which leads from the kitchen area and a contemporary composite front entrance door leading out onto the driveway.

A front ground floor reception room currently utilised as a home office has equal appeal as a ground floor bedroom, which is served by a stylish ground floor bathroom enjoying luxurious oval freestanding bath, tiled floors and splashbacks, ceiling spotlights and extractor.

The first floor is equally impressive with three large double bedrooms all of which feature the elevated open field views to the rear. The master bedroom suite offers a walk-in wardrobe along with ensuite bathroom featuring a freestanding, clawfoot rolltop bath with mixer shower along with a separate shower enclosure. Bedroom's two and three both have a range of hand-painted fitted wardrobes and drawers and these are both served by a central shower room with double shower enclosure and chrome heated towel radiator.

The property is situated in the heart of the village with one of the two local country pubs a short stroll across the road along with the Village shop, farm shop and primary school just a few minutes' walk away. Situated upon what is a dead-end country lane position, the property has a large front driveway with enough parking for approximately six cars and this leads to an attached tandem, single width garage currently utilised as a workshop. The attractive rear gardens have been designed for summer living with an upper paved patio and barbecue area, pergola and steps leading down onto a lower lawn. There is a second patio area with planted ornamental grasses, borders and shrubs and all fully enclosed by hedging and fencing and backing onto local fields.

Good to know; the property has uPVC double glazing throughout. Gas central heating powered by a Worcester Bosch combination boiler located in the Utility room.

To find the property, leave Loughborough along the A6 Derby Road passing through the village of Hathern and continuing to the traffic lights just prior to the A6 dual carriageway. Turn left onto Ashby Road and next right into Long Whatton Village heading in on Hathern Road. The road eventually becomes The Green where you will see The Royal Oak country pub upon the left hand side and where opposite the car park entrance, you should turn right down the lane where the property is situated upon left hand side as identified by the Agent's For Sale board.



HALLWAY 7.12m x 2.38m (23'5" x 7'10")

LOUNGE 6.5m x 5.22m (21'4" x 17'1")

LIVING DINING KITCHEN 7.1m x 4.41m (23'4" x 14'6")

LIVING AREA 3.93m x 3.68m (12'11" x 12'1")

UTILITY ROOM 3.33m x 3.32m (10'11" x 10'11")

STUDY/BEDROOM FOUR 3.36m x 3.35m (11'0" x 11'0")

GROUND FLOOR BATHROOM 3.35m x 1.83m (11'0" x 6'0")

MASTER BEDROOM 6.5m x 6.44m (21'4" x 21'1")

WALK-IN WARDROBE 2.47m x 1.88m (8'1" x 6'2")

EN-SUITE BATHROOM 3.38m x 2.62m (11'1" x 8'7")

BEDROOM TWO 6.04m x 5.03m (19'10" x 16'6")

BEDROOM THREE 5.26m x 5.2m (17'4" x 17'1")

SHOWER ROOM 2.38m x 2.08m (7'10" x 6'10")





SERVICES

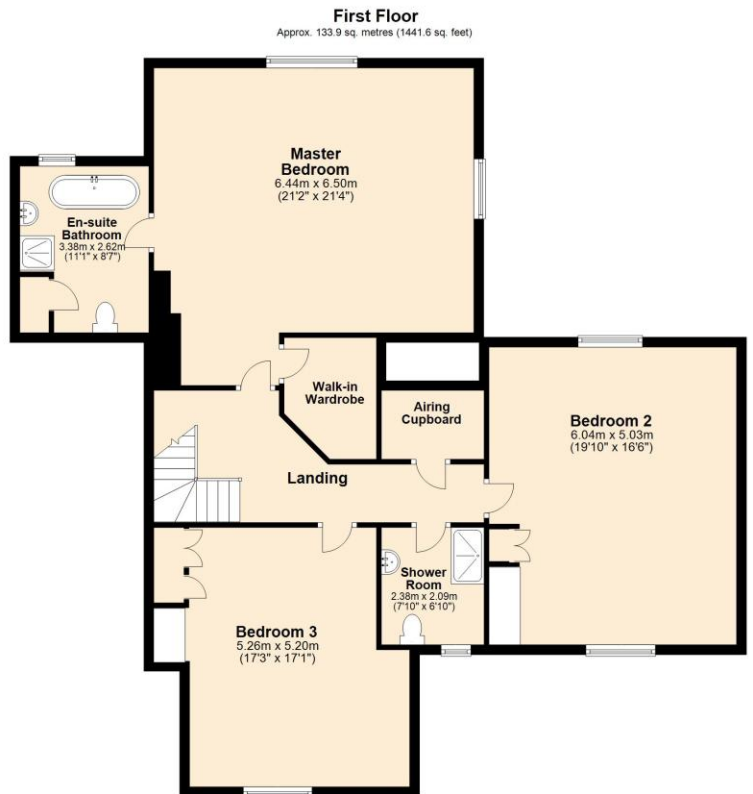
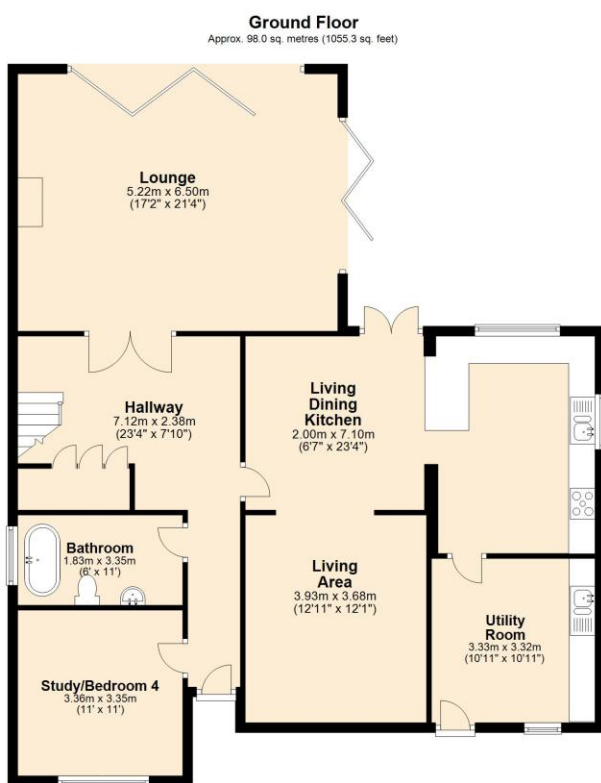
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. North West Leicestershire District Council - Tax Band F

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. 232.0 sq. metres (2496.8 sq. feet)





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