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Sinclair



9 Hathern Road, Long Whatton, Leicestershire, LE12 5DD

£287,500

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Property at a glance

- Sought After Village Location
- Combination Baxi Boiler
- Two Reception Rooms
- Council Tax Band*: B
- Generous Front & Rear Gardens
- Three Bedrooms
- Four Piece Bathroom Suite
- Price: £287,500

Overview

Set back from the road, this beautifully maintained and traditionally styled property has generously proportioned front and rear gardens and is set in the ever popular village of Long Whatton. Internally, the accommodation comprises entrance porch, entrance hall, living room, separate dining room, fitted kitchen; on the first floor landing the landing gives way to three bedrooms and a bathroom with a white four piece suite. The gardens are a particular feature of sale with driveway providing off road parking to the front and a private well maintained garden to the rear. EPC RATING D

Location**

Long Whatton is a parish and village near the Charnwood Forest, in the northern division of the county. With a mix of period and modern property the village is serviced by three churches, a primary school, post office shop and two public houses namely The Royal Oak (pub & restaurant with overnight accommodation) and The Falcon. There is a cricket and football team, scout and brownie groups. Nearest Airport: East Midlands (3 miles) Nearest Train Station: East Midlands Parkway (5.4 miles)/ Loughborough (5 Miles) Nearest Town: Loughborough (4.7 miles) Nearest Motorway Access: M1 (J23a)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

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uPVC double glazed entrance door into the entrance porch, which has a uPVC double glazed window, coat hanging space and door accessing the entrance hall.

Entrance Hall

Has a wood effect laminate flooring, stairs accessing the first floor, radiator and door accessing the living room.

Living Room

13'10" x 13'3" max (11'5" min) (4.24m x 4.04m max (3.48m min))
uPVC double glazed window, radiator, feature fire place with raised hearth and matching back, inset life flame gas fed fire, wooden sides and over mantle, door accessing the dining room.

Dining Room

16'1 x 8'7 (4.90m x 2.62m)
Wood effect laminate flooring, radiator, uPVC double glazed window, understairs storage cupboard, door accessing the fitted kitchen.

Fitted Kitchen

14'0 x 6'0 (4.27m x 1.83m)
Single drainer stainless steel sink unit, chrome mixer tap over and cupboards under, fitted units to the wall and base, rolled edge work surfaces, tiled surround, electric cooker point, plumbing for washing machine and plumbing for slim line dishwasher, space for tall standing fridge freezer, uPVC double glazed window overlooking the garden, wall mounted combination Baxi boiler, radiator, uPVC double glazed double doors accessing a covered lean to which in turn leads to a outdoor patio and w.c.

FIRST FLOOR

Landing gives way to three bedrooms and a bathroom with white four piece suite, loft access hatch.

Bedroom One

11'10" x 8'11" (to front of wardrobe) (3.61m x 2.72m (to front of wardrobe))
uPVC double glazed window, radiator, range of fitted wardrobes oblique cupboards with sliding doors and centre compartment with shelving and ideal housing for a flat screen TV.

Bedroom Two

11'1 x 9'10 (3.38m x 3.00m)
uPVC double glazed window, radiator.

Bedroom Three

8'1 x 7'9 (2.46m x 2.36m)
uPVC double glazed window, radiator.

Bathroom

Fitted with a white four piece suite, comprising panel corner bath, separate shower cubicle, low flush w.c, pedal stool wash hand basin, radiator, uPVC double glazed opaque glass window.

OUTSIDE

The property is set back from the road with a generously proportioned front garden and driveway providing off road parking. Front garden has lawned and gravelled areas, slabbed pathway leading to the entrance door and side access leading to the rear.

Rear Garden

To the rear of the property there is a patio seating area with access to an outside w.c, open access from the lean to the main garden, which is mainly laid to lawn with planting borders, timber screened fencing, slabbed pathway leading to the rear where there is a shed and timber built fixed seating area or store. The garden has a private rear aspect.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Special Note To Buyers

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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