



The Green  
Long Whatton Loughborough



### Property Description

Situated in the popular village of Long Whatton this substantial 5 bed family home offers 3681 sq. feet of accommodation and occupies a plot of 0.35 acres. Offered for sale with no upwards chain.

Internally the accommodation is split over three floors with the ground floor comprising 2 reception rooms, then a kitchen and snug both of which give access to the conservatory which overlooks the garden. A utility and WC complete the ground floor of 37. The conservatory leads into the former No 35 into a 27ft games room then to a sitting room with double doors opening onto a decking area. Stairs from the games room lead up to a large living dining space with arched character windows and a spectacular vaulted ceiling with exposed beams. Adjacent is a study and shower room, and a feature cast iron spiral staircase leads to a mezzanine level above. Stairs from the entrance reception lead to the first floor of No.37 where there are three double bedrooms, one with en-suite bathroom and a family bathroom. To the second floor there are two further bedrooms and a shower room.

The large garden has a double garage and a brick built stable.

### Vendor Note

It comprises No. 37 a three storey detached house built in 1894 connected via a generous conservatory to No.35 a two storey former factory built in 1895. The property has the opportunity to be split into two separate residences (subject to planning permission) Both buildings benefit from private driveways one with double garage as well as separate road access to the rear of the extensive garden, offering further potential for development ( subject to planning permission)

### Entrance/ Reception Room

18' 4" x 12' ( 5.59m x 3.66m )

Having cast iron spiral staircase to the first floor and brick fireplace.

### Reception Two

11' 6" x 12' 3" ( 3.51m x 3.73m )

### Snug

15' 5" x 11' ( 4.70m x 3.35m )

Having storage cupboard that houses boiler. Bi-fold door that gives access to the conservatory. and arched doors into the entrance/ reception.

### Kitchen

10' 7" x 15' 4" ( 3.23m x 4.67m )

Fully fitted country style kitchen which leads onto conservatory. Door to lobby that gives access on to the rear garden.

### Lobby

Door to the rear garden. Access to WC/Cloakroom and utility room.

### W.C/ Cloak Room

Low flush WC and wash hand basin.

### Utility Room

12' 5" x 5' 3" ( 3.78m x 1.60m )

With a range of wall and base units, plumbing for washing machine and tumble dryer.

### Conservatory

27' 4" x 9' 6" ( 8.33m x 2.90m )

Providing stunning aspect over the rear garden with single door and double doors that opens onto good size patio. Access into games room. Please note this room provides the only access into former no 35 games room and first floor living room and therefore offers scope to separate if required.

### Games Room

27' x 16' 10" ( 8.23m x 5.13m )

With a step down from the conservatory. door to the front onto single driveway windows to the side and strip lights. Staircase to the first floor living room. Understairs storage cupboard that houses second boiler. As a

former factory there was a three phase electrical supply to the property, this is currently disconnected but we believe could be reconnected for example for the purposes of installing a heat pump.

### **Sitting Room / Craft Room**

17' x 14' 8" ( 5.18m x 4.47m )

Having double doors that open onto a good size decking area which provides a great sun trap during the summer months of the year. This room could be used for many other purposes than a craft room and would make a great downstairs bedroom should the buyer need a bedroom on the ground floor.

### **First Floor Living Room**

34' 6" x 16' 10" ( 10.52m x 5.13m )

Stairs from the ground floor games room. Having original arched windows ( secondary glazed) log burner, beamed ceiling and mezzanine floor above that is accessed by a cast iron spiral staircase.

Door leading to Study & shower room.

### **Study**

10' x 9' 2" ( 3.05m x 2.79m )

Window and door to the front. The door accesses a set of stairs down to the single driveway. Good size storage cupboard.

### **Shower Room**

Shower cubicle and low flush WC.

### **First Floor Stairs / Landing**

Good size landing that gives access to all rooms upon the first floor. Further cast iron spiral staircase to the second floor.

### **Bedroom**

12' 5" x 12' 2" ( 3.78m x 3.71m )

### **Bedroom**

10' 5" x 15' 3" ( 3.17m x 4.65m )

Door into en suite bathroom

### **En Suite Bathroom**

Three piece bathroom suite with shower over the bath.

### **Family Bathroom**

5' 10" x 9' 5" ( 1.78m x 2.87m )

Good size family bathroom suite which benefits low flush WC, wash hand basin and bath with shower above.

### **Bedroom**

12' 1" x 10' 10" ( 3.68m x 3.30m )

### **Second Floor Stairs / Landing**

Velux window to the rear. Sloping roof.

### **Shower Room**

Having shower cubicle, low flush WC and wash hand basin.

### **Bedroom**

7' 2" x 9' 6" ( 2.18m x 2.90m )

Window to the rear.

### **Bedroom**

6' 11" x 9' 2" ( 2.11m x 2.79m )

Velux window to the rear.

There is a lot of storage provided by cupboards built under the eaves.

### **Outside**

Outside the property benefits from off road parking to the front and to both sides with access down a driveway to a double garage. There is further off road parking to the rear which is accessed by a separate road. The property benefits from a patio area with a step down leading to a private lawned garden flanked with trees. There is a spacious deck. At the bottom of the garden there is a brick built stable (12'x12') which has power and could be used as an outdoor office. There is also a large gravelled area to the side of the stable. This area could provide potential for a building plot (subject to planning permission)

### **Double Tandem Garage**

28' x 16' 6" ( 8.53m x 5.03m )

Having up and over door, light point, electric, door and window to the side and small workshop area to the rear.









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