

West End

Long Whatton, Loughborough, LE12 5DW

John
German





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£280,000

A rare opportunity to acquire a well-positioned and modern 2 bedroom bungalow in the sought-after village of Long Whatton, enjoying stunning open views, generous parking and private gardens.

Situated in the highly sought-after village of Long Whatton, this attractive semi detached bungalow offers well-proportioned and flexible accommodation, combined with an enviable setting and beautiful open views across the surrounding countryside.

Set back from the road, the property benefits from a large private driveway providing parking for several vehicles, while the elevated position to the front allows for particularly attractive views across the fields. The combination of the peaceful setting, single-storey accommodation and private outdoor spaces makes this an appealing property for those looking to downsize, retire or simply enjoy village life.

The accommodation currently provides a flexible one to two-bedroom layout, with the second bedroom presently being used as a dining room. The room is, however, perfectly suitable for use as a second double bedroom, giving prospective purchasers the opportunity to adapt the property to suit their individual requirements.

The good-sized kitchen is positioned to the front of the property and is fitted with a range of modern wall and base units, complemented by a useful breakfast bar providing seating for two. A side door provides direct access to the side of the property.

The living room is a pleasant and naturally light space, with French doors opening directly onto the private rear courtyard/garden. This provides an excellent extension of the living space during warmer months and is designed for relatively low-maintenance enjoyment.

The principal bedroom is a generous double and is positioned to the rear of the property, overlooking the garden. There is also a second room, currently arranged as a dining room, which could readily be utilised as a further double bedroom if required.

The bathroom is fitted with a shower, WC and wash hand basin, with two useful storage cupboards providing additional household storage.

Externally, the property benefits from a number of particularly attractive features. To the front is a substantial driveway, with ample space for multiple cars. The property's position set back from the road also contributes to the feeling of privacy.

The front aspect is a major selling point, with the property enjoying lovely open views across neighbouring fields and the surrounding countryside.

To the rear is a private, low-maintenance courtyard garden, accessed directly from the living room via the French doors. To the side of the property is a further garden/seating area, providing an ideal space for a table and chairs and outdoor entertaining. The side garden also benefits from a separate door providing access into the house.

Long Whatton - Long Whatton is a particularly desirable and well-regarded village situated approximately five miles from Loughborough, surrounded by attractive open countryside and benefiting from a strong community atmosphere. The village provides a range of amenities including a village shop, public houses, community facilities and the highly regarded Long Whatton Church of England Primary School. The school caters for children aged 4–11 and is located within the village. The village shop provides convenient access to everyday essentials, while the village's pubs and community facilities add to the appeal of the location. Long Whatton Village Shop and The Royal Oak are both located within the village. For commuters, the property is well placed for access to Loughborough, Derby, Nottingham and Leicester, while the nearby A6 and A42 provide access to the wider regional road network. East Midlands Airport is also readily accessible from the village. Long Whatton is served by the Skylink Nottingham bus service, providing connections towards East Midlands Airport, Castle Donington, Long Eaton, Beeston and Nottingham.



Overall, this is a rare opportunity to acquire a flexible bungalow in a highly desirable rural village setting, with particularly attractive open views, excellent off-road parking and private outdoor spaces. The ability to use the current dining room as either a second bedroom or additional reception space also provides useful flexibility for a variety of purchasers.

To view this property, please contact John German Loughborough office.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

The property is to be used for residential purposes only.

AI enhancements may have been used in some photography.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

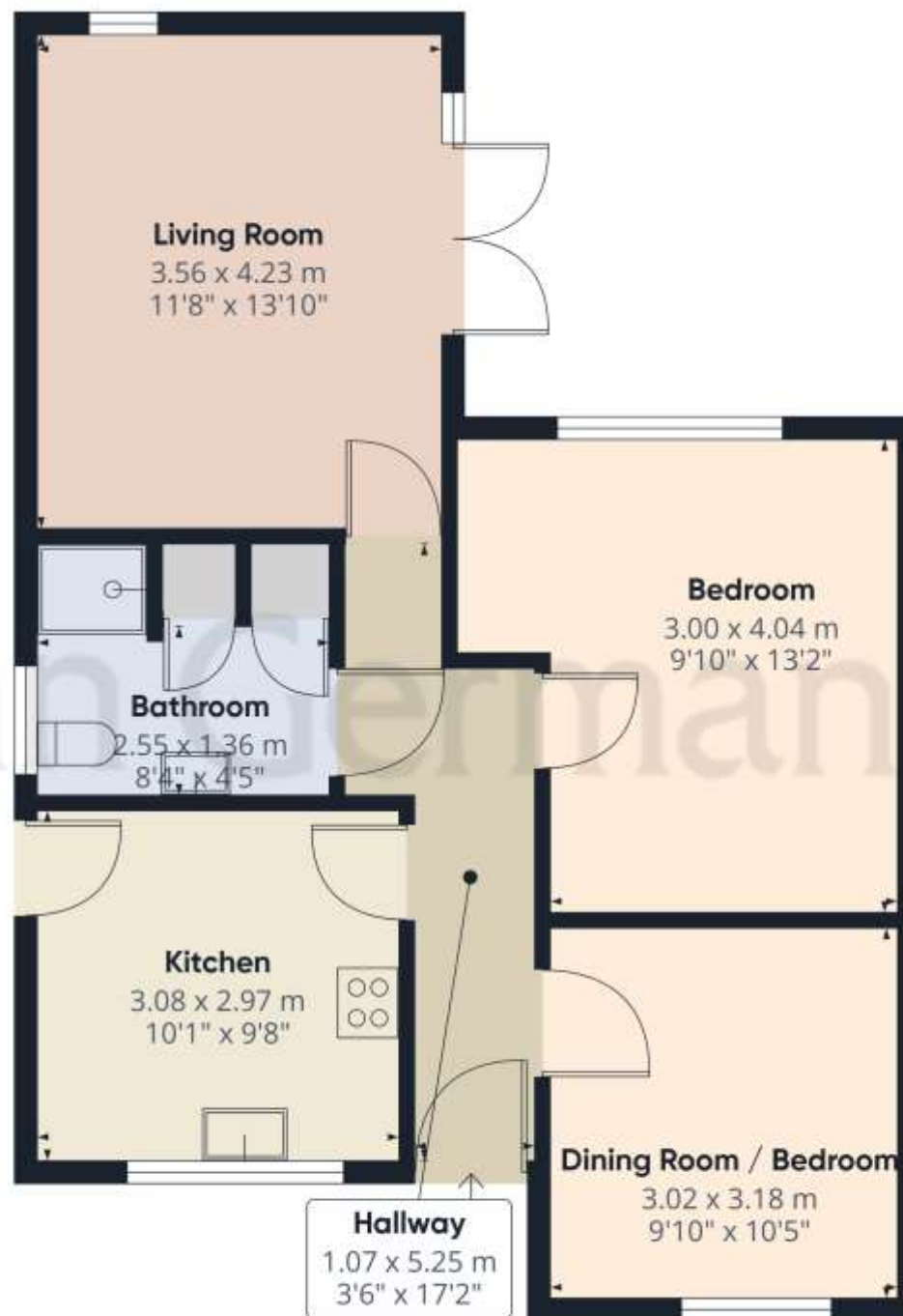
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21092026





Approximate total area⁽¹⁾

58.9 m²

633 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

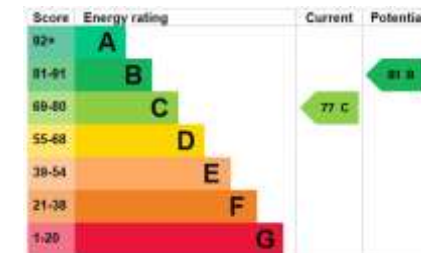
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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