







18-20 The Green, Long Whatton, LE12 5DB

£425,000

A rare opportunity to acquire this charming and distinctive three-bedroom detached cottage, ideally located on The Green in the heart of Long Whatton. Showcasing exceptional character, the property has been thoughtfully designed by the current owner creating a modern and high quality finish throughout.

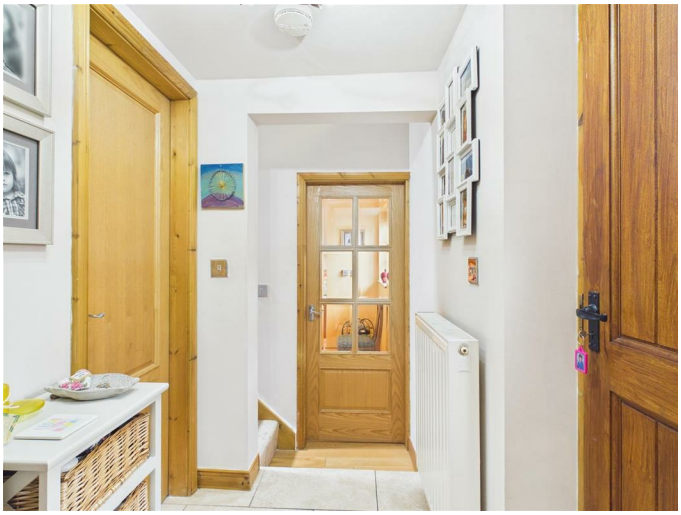
This beautifully maintained home offers generously proportioned accommodation, including a bespoke oak kitchen, wood-framed windows, and impressively spacious interiors that perfectly suit modern family living while retaining its traditional charm.

The accommodation briefly comprises an entrance hallway, a ground floor WC, and a dining room featuring an attractive archway leading through to the kitchen. The living room provides a comfortable and welcoming space, with direct access into a stunning wood conservatory overlooking the garden.

To the first floor are three well-sized double bedrooms, including a principal bedroom with en-suite facilities, along with a stylish family bathroom.

Externally, the property enjoys a generous and well-arranged garden. Immediately to the rear is a paved patio area, part bordered by a traditional dry stone wall, adding to the cottage's character and charm. Steps

Entrance Hall



Enter the property via wood door into the entrance hallway complete with travetine tiled flooring. Provides access to the principal ground floor accommodation and staircase rising to the first floor.

Dining Room



A well-proportioned reception space ideal for formal dining, featuring an attractive archway leading through to the kitchen, creating a natural flow between spaces. Complete with Wood Stable Door to side entrance, wood flooring, gas central heated radiator and double glazed wood framed window to side elevation.

Kicthen





A beautifully appointed bespoke kitchen featuring flagstone flooring and a comprehensive range of oak wall and base units, complemented by marble work surfaces and a tiled splashback. A standout feature is the five-ring Rangemaster cooker set within an attractive brick surround, creating a striking focal point.

Further benefits include a Belfast-style inset sink, integrated dishwasher, integrated washing machine, and additional under-counter fridge and freezer, along with a built-in wine rack. A double glazed wood-framed window to the side elevation and wood Stable door to side access allows for natural light, while ceiling spotlights provide a contemporary finish.

Living Room



A warm and inviting living space offering generous proportions and an abundance of natural light. The room features attractive wood flooring, a charming feature fireplace forming a central focal point, and separate fitted shelving within the alcove. Complete with gas central heated radiator and double glazed wood framed windows. The living room also benefits from direct access into the conservatory, enhancing the sense of space and connection to the outdoor space.

Wood Framed Conservatory



A stunning wood-framed conservatory offering a bright and tranquil additional reception area, enjoying delightful views over the garden. An ideal space for year-round use, whether as a sitting area, garden room, or entertaining space.

First Floor Landing

A light and airy landing providing access to all first-floor accommodation, with low level double glazed wood framed windows and velux style windows.

Master Bedroom



A spacious bedroom with vaulted ceilings, low level and standard double glazed wood framed windows with side and rear elevation. Complete with Gas central heated radiator and access to En-Suite bathroom.

En-Suite



Fully tiled and complete with a modern suite comprising a shower enclosure with mains fed mixer shower, low-level WC, and wash hand basin, finished with low level double glazed wood framed window and heated towel rail.

Bedroom 2



A spacious bedroom with vaulted ceilings, low level and standard double glazed wood framed windows with side and front elevation, complete with Gas central heated radiator.

Bedroom 3



Double with low level and standard double glazed wood framed windows with side elevation. Complete with Gas central heated radiator.

Garden & Outside

A generous and well-arranged garden. Immediately to the rear is a paved patio area, part bordered by a traditional dry stone wall. Steps leading up to a mainly lawned garden with a shingle pathway running through the lawn.
The garden is fully enclosed, offering a good degree of privacy, and there is convenient area down the side of the property with space for a bistro set, and access down the other side also.
On street parking is available.

Money Laundering Regulations

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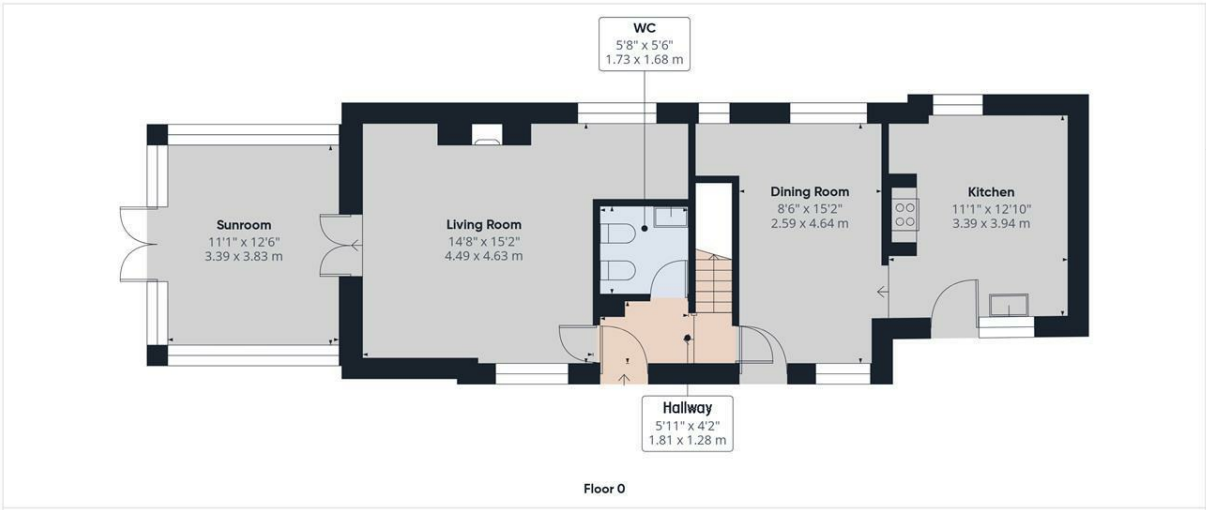
Measurements and Floorplans
All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Prospective buyers are advised to undertake their own measurements where accuracy is required.

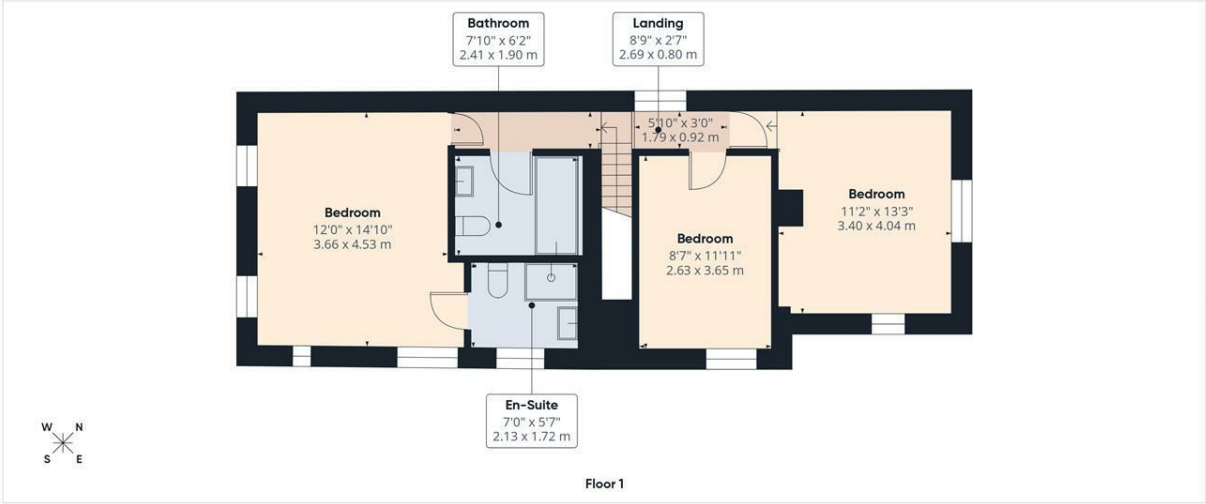
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Floor Plan





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Approximate total area(1)

1331 ft²

123.7 m²

(1) Excluding balconies and terraces

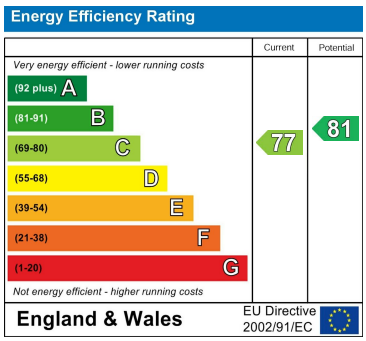
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

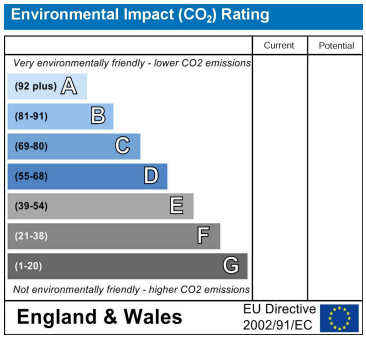
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Area Map



Energy Efficiency Graph





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