



Smiths  
your property experts

# Piper Drive

Long Whatton

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- No upward chain
- Well-established detached family home
- Situated in the popular village of Long Whatton
- Light-filled sitting room and an extended dining room
- Beautiful, fitted shaker-style kitchen
- Three good-sized bedrooms and a bathroom
- Private driveway and access to a garage
- Lovely spacious gardens and a timber summer house

## General Description

Smiths Property Experts welcome to the market, with no upward chain, this well-established detached home in the popular and convenient village of Long Whatton, occupying a lovely plot with ample parking and offering scope for development.

The spacious accommodation provides a versatile layout, with bedrooms on both floors, an extended ground floor living space, a shower room and a separate WC. An internal inspection is considered essential to fully appreciate.





## The Property

The property benefits from gas central heating and double glazing and is presented in good decorative order, with a front door opening through to a light and airy central hallway.

The sitting room has a gas coal-effect fireplace and a picture window to the front, which floods the room with natural light, and opens through to the extended dining room, which has windows overlooking the gardens. The kitchen is fitted with a range of shaker-style base and wall units, with an electric hob, double electric oven and plumbing for further appliances. There is a ground-floor bedroom which could be used as a further reception room, and a ground-floor shower room with a walk-in shower.

The spacious first-floor landing has built-in storage and provides the opportunity to incorporate a bathroom, with a WC lying off. There are two well-proportioned double bedrooms, each having a range of fitted bedroom furniture and wardrobes.

## The Outside

Outside, the property occupies a sizeable plot which enjoys a south easterly facing aspect, with a private driveway to the front and access to a garage. The front garden has well-stocked tree and shrub borders.

The rear garden is a particular feature, with a large patio terrace providing the perfect backdrop for alfresco dining. There is a shaped lawn, mature shrub borders with a variety of trees, a greenhouse and a timber summer house, with fencing to all boundaries.





## The Location

The property occupies an enviable position in the highly regarded village of Long Whatton, with excellent local amenities and rolling countryside on the doorstep. The village is well positioned for access North and South via the M1 Motorway. East Midlands Airport is just 3 miles by car, and there is easy access to Nottingham, Derby, and Loughborough. There is a good choice of local schools, and the village boasts two well-thought-of public houses (The Royal Oak and The Falcon Inn) and a local shop.

## Property Information

EPC Rating: D.

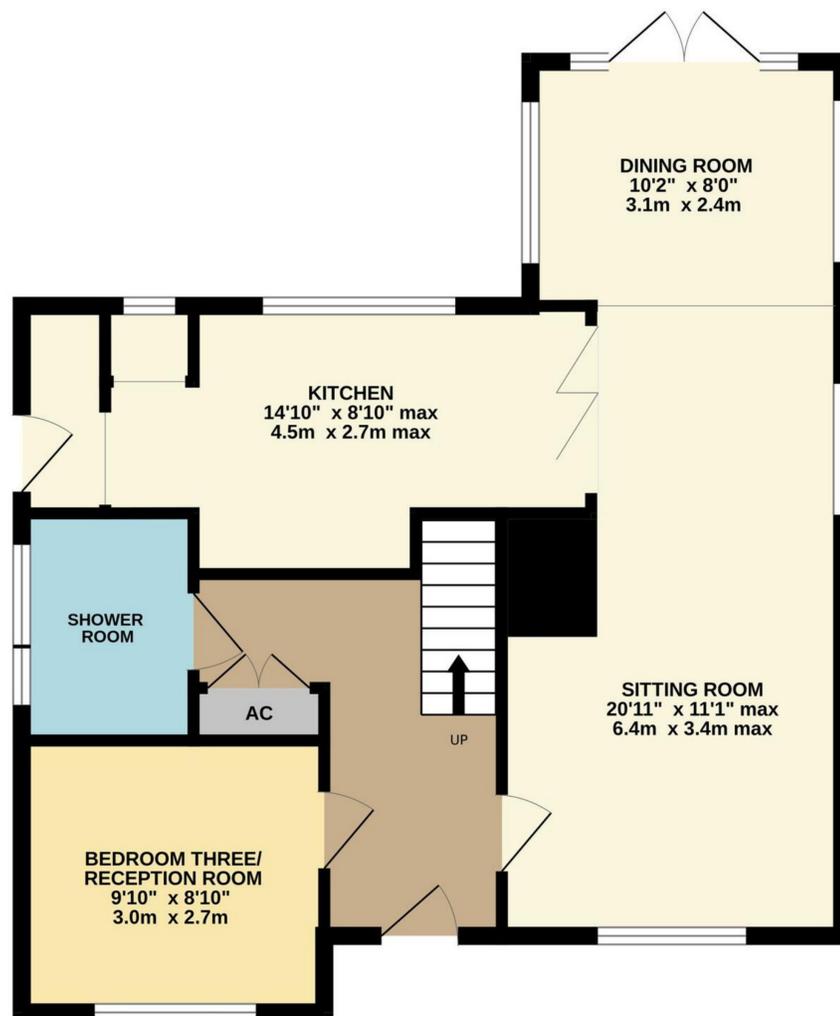
Tenure: Freehold. Council Tax Band: D.

Local Authority: North West Leicestershire District Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1150 sq.ft. (106.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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