



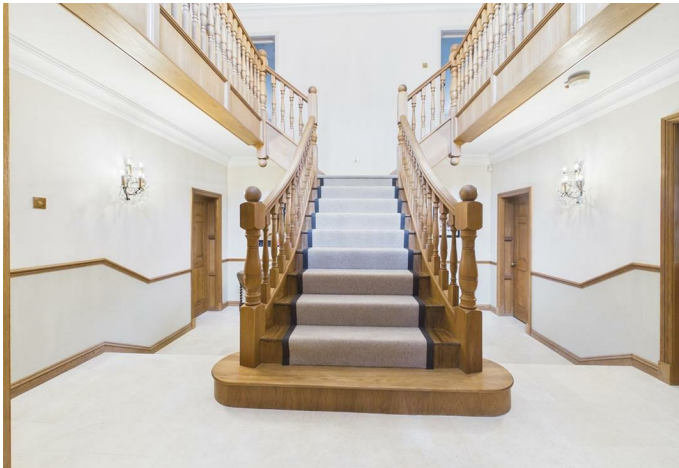
MELBOURNE
Sales & Lets

Main Street, Loughborough, LE12 5DF
Guide Price £1,000,000

7 Main Street, Long Whatton, Loughborough, LE12 5DF

Spanning over 3,400 sq ft, this impressive six-bedroom bespoke built detached home is situated in the highly sought-after village of Long Whatton, enjoying panoramic countryside views to the rear. Offering exceptionally versatile accommodation, a double garage, and ample off-road parking, this is a home designed for both family living and entertaining.

Homes of this calibre and location rarely come to market, and early enquiries are strongly recommended.



Upon entering the property, you are welcomed by an impressive 15'7" wide entrance hall, featuring an elegant oak staircase rising to the first floor. The hallway provides access to a dining room, a reception room, and steps leading down to a versatile office or additional reception room as well as having a generous living room which enjoys double French doors opening into a sunroom, creating a bright and relaxing space overlooking the garden. From the hallway there is also access to the breakfast kitchen, utility room, WC, and a secondary staircase from the utility area leading to the first floor, enhancing the flexibility of the layout.

The first floor is accessed via an extensive wraparound landing, leading to six well-proportioned bedrooms. The accommodation includes a family bathroom, a Jack and Jill bathroom serving two bedrooms, and an additional shower room located off a smaller landing serving two further bedrooms.

Externally, the property sits set well back from the road, approached through double gates opening onto a cobbled driveway providing access to the double garage and main entrance. The front garden features a lawn area bordered by hedging and mature planting, including a beautiful magnolia tree, while wisteria drapes elegantly across the front of the property, creating a stunning display when in bloom. Double garage feature, lighting electrics and WC.

The rear garden can be accessed via a side gate, the utility room, or the sunroom, leading onto an extensive patio area. Beyond this lies a mature, well-stocked garden with established flowerbeds, trees, and a garden shed. At the top of the garden, the property enjoys beautiful panoramic views across open countryside.

Location

The property is situated in the highly desirable village of Long Whatton, a charming and well-established community in Leicestershire. The village offers a range of local amenities including a village shop, traditional pubs such as The Royal Oak and The Falcon Inn, as well as a well-regarded primary school, Long Whatton Church of England Primary School. Surrounded by attractive countryside, the village also benefits from excellent transport links, with easy access to Loughborough, East Midlands Airport, and major road networks including the M1 motorway, M42 and A50 along

with easy access to East Midlands Parkway Train Station to direct to all London stations making it ideal for commuters while retaining a peaceful village atmosphere.

Tenure

Freehold

Council Tax Band

North West Leicestershire

Council Tax Band : G

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

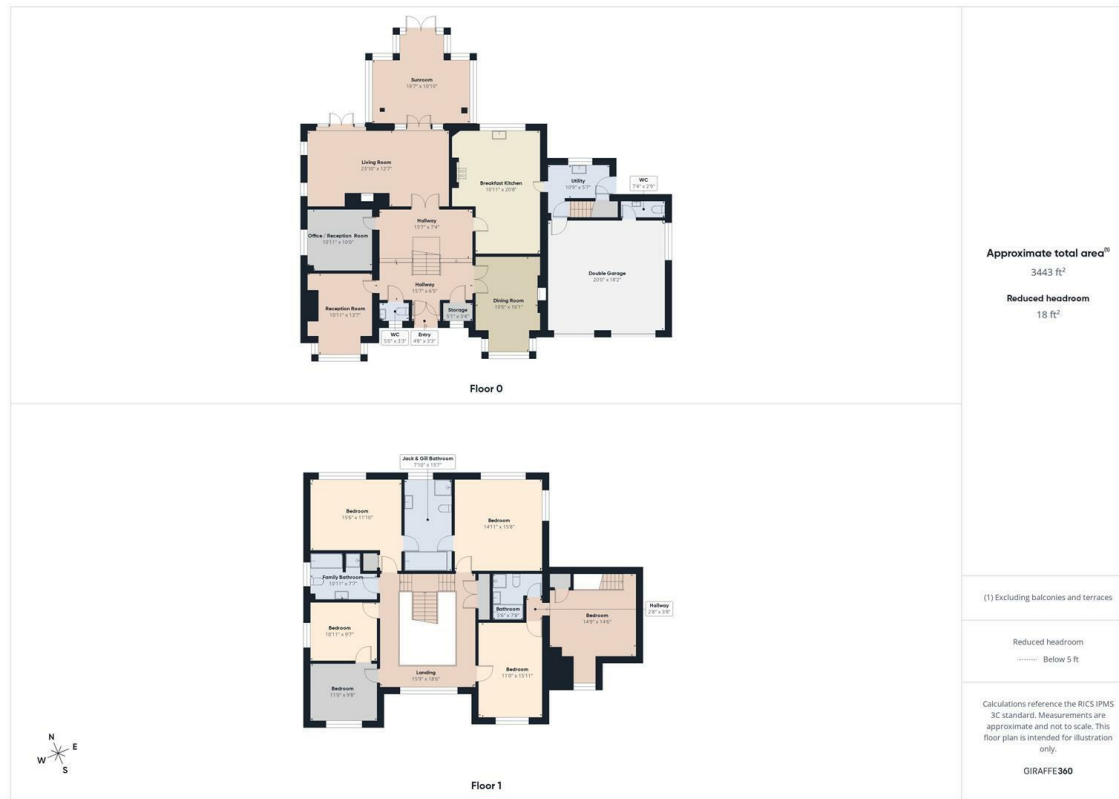
Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.







Approximate total area⁽¹⁾
3443 ft²

Reduced headroom
18 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

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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