



Smiths
your property experts

The Green

Long Whatton

- Beautifully presented detached family home
- Grounds extending to approx. 1/6th of an acre
- Generous sitting room with direct garden access
- Refitted kitchen/breakfast room and a family room
- Five good-sized bedrooms and two bathrooms
- Useful utility room and a separate downstairs WC
- Large driveway with off-road parking for 10+ vehicles
- Oversized double garage and workshop

General Description

Smiths Property Experts offer to the market this beautifully presented and updated detached family home offering truly flexible living accommodation in the heart of the sought-after Leicestershire village of Long Whatton.

This family home offers up to five bedrooms and three reception rooms, including a family room that opens through to a modern refitted kitchen/breakfast room. The grounds extend to in the region of 1/6th of an acre. There is an excellent large private driveway, a garage/workshop space unrivalled at this price point in the local market, and to the rear are private lawned gardens.





The Property

Internally, the property is offered in 'turnkey' condition. Boasting circa 2,637 square feet of floor area (including the integrated garage and workshop space that could be converted to accommodation subject to achieving the necessary planning consents).

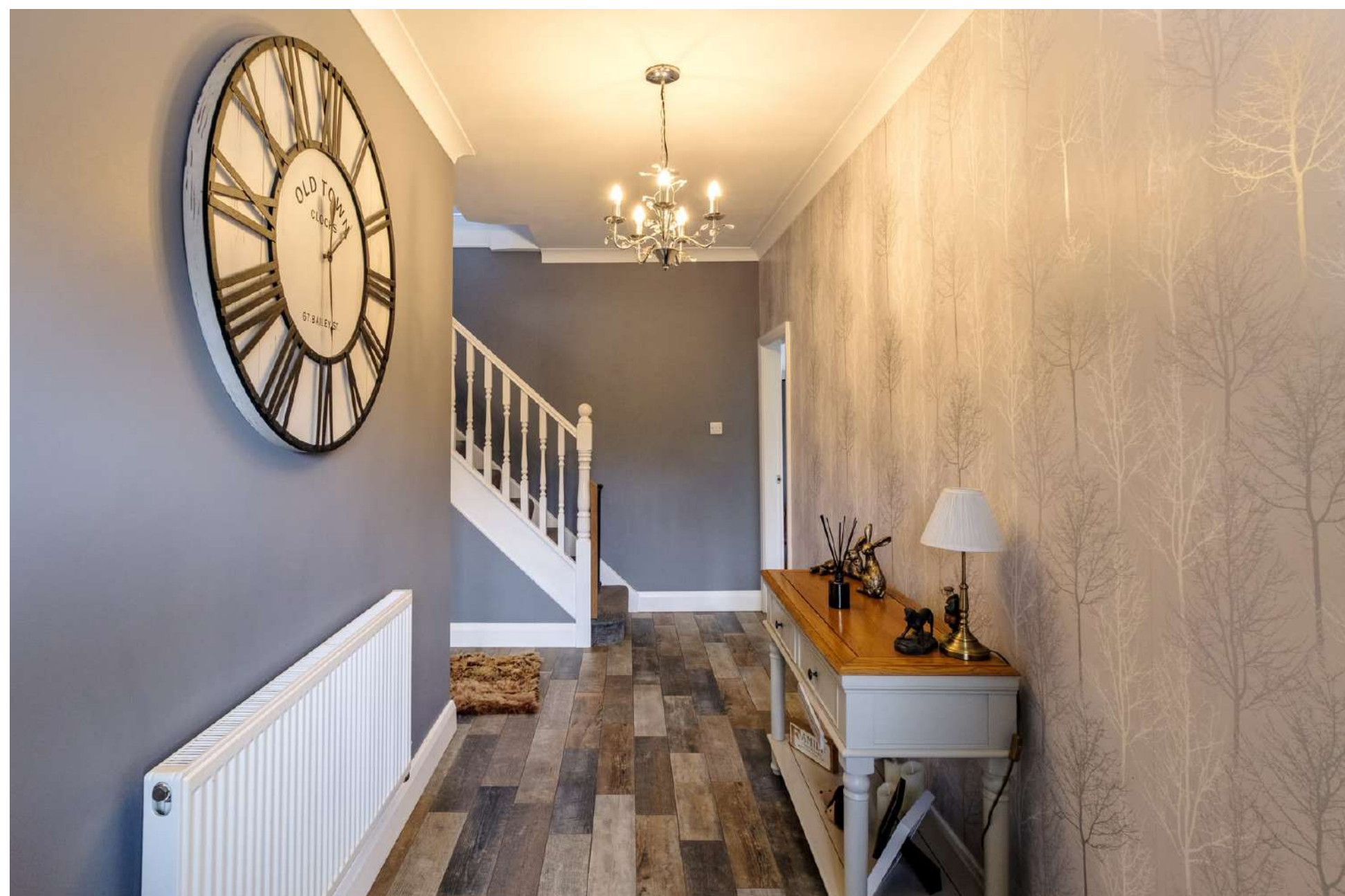
Upstairs, you will find four good-sized bedrooms with plentiful storage and a beautiful family bathroom. Of particular note is the principal bedroom that boasts a separate en-suite shower room and views to the front and rear.

On the ground floor is a large double bedroom, a generous main sitting room with direct garden access to the rear, and a family room that opens via internal doors to a modern refitted kitchen/breakfast room, all laid around a central and spacious entrance hall. There is also a useful utility room and a separate downstairs WC.

The Outside

The property is set back from the Main Street through the village in grounds extending to 1/6th of an acre, with a large gravel-laid private driveway with off-road parking for 10+ vehicles. The drive would be ideal for those wanting to park a motorhome or caravan. Integrated into the main house is an oversized double garage and workshop, 800 square feet or so in total, with a fitted kitchenette. The space could convert to further accommodation or would make an exceptional working space for someone with the specific requirement.

The rear gardens offer a large patio terrace that runs across the back of the main house, with steps down to a delightful, tiered lawn.





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 and a local shop.

Property Information

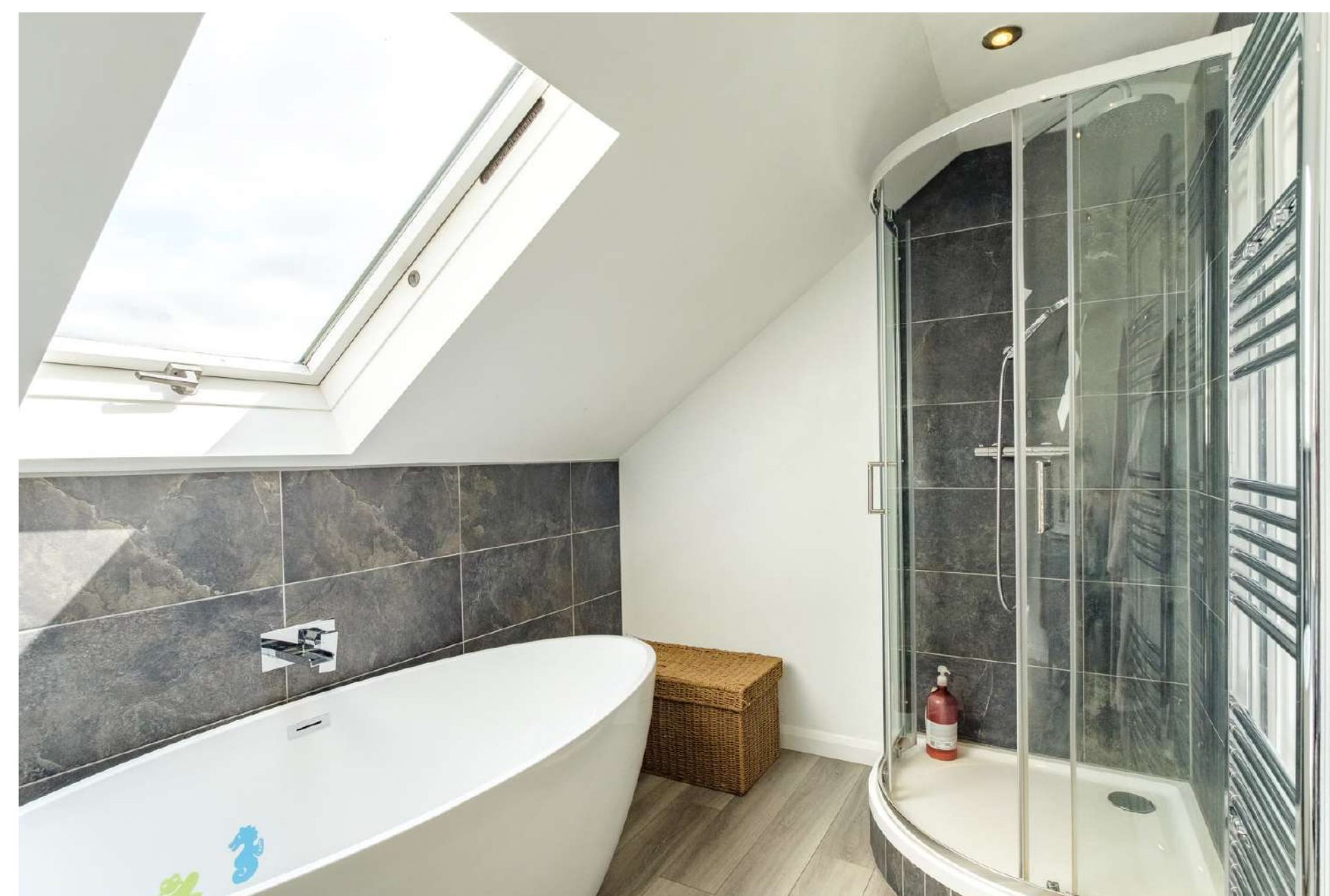
EPC Rating: C.

Tenure: Freehold. Council Tax Band: F.

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 : 2637 sq.ft. (245.0 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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