

Ashby Road

Long Whatton, Loughborough, LE12 5BX

John
German





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Guide Price £600,000 - £625,000

A wonderfully spacious, executive detached home, recently refurbished to provide a new kitchen, bathrooms and feature fireplace in the living room, beautifully presented throughout, offering versatile living accommodation, private south facing walled garden, double garage and ample driveway, set within a highly sought after village location.

Recent improvements to this high specification home include a bespoke Gaddesby solid wood shaker style kitchen with quartz worktops and plentiful integrated appliances and storage solutions to include; double length fridge, under counter freezer, dishwasher, double oven with warming drawer, five ring induction hob, pan drawers and a wine fridge.

The showers in the family bathroom and both en-suites have been upgraded to rainfall showers. The most recent addition to the home is a stunning wood burning stove, fitted with a granite hearth, in the living room for making cosy winter nights an absolute pleasure.

This fantastic home would make an ideal purchase for growing or established families, or an affluent downsizer.

The property is located within close proximity to Long Whatton C of E Primary School, Manor Organic Farm Shop, local convenience store and The Falcon Inn public house/restaurant and Royal Oak gastropub. Further amenities can be found in the major conurbation of Loughborough which is only 5 miles away. Walking and cycling routes are plentiful around the quiet village location.

Public transport well catered for by regular bus, Loughborough Railway station offers links to London and Edinburgh, as does East Midlands Parkway (approx. 15 mins away by car), while East Midlands Airport is only 10 minutes away by car. Commuter access to the M1, M42 and M6 is excellent.

Accommodation comprises; four double bedrooms, en-suite bathroom and dressing room to the principal bedroom, en-suite to second bedroom, family bathroom, ground floor W.C., utility room, spacious lounge with recently installed wood burning stove, formal dining room and open plan split level kitchen/dining/living area. The loft space has been partially boarded and is accessed via loft ladder.

Externally, the walled rear garden is of good size, south facing and very private, laid to lawn with mature borders and two patio seating areas which offer the perfect place to relax or entertain while following the sun or shade throughout the day. The double integral garage, accessed via personnel door from the utility or via up and over door from the driveway, offers parking for two vehicles, fantastic storage or could be converted to further living/recreational accommodation.

Agents notes: 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.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

AI enhancements may have been used in some photographs

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

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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 F

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

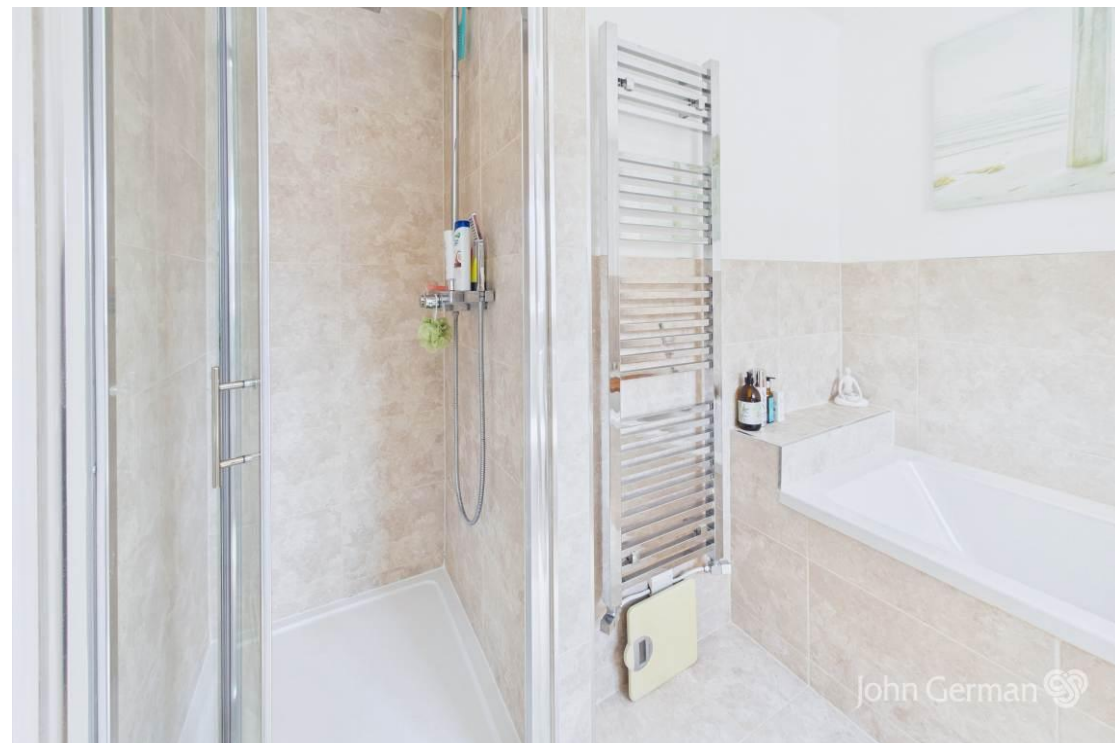
Our Ref: JGA/30072026

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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.

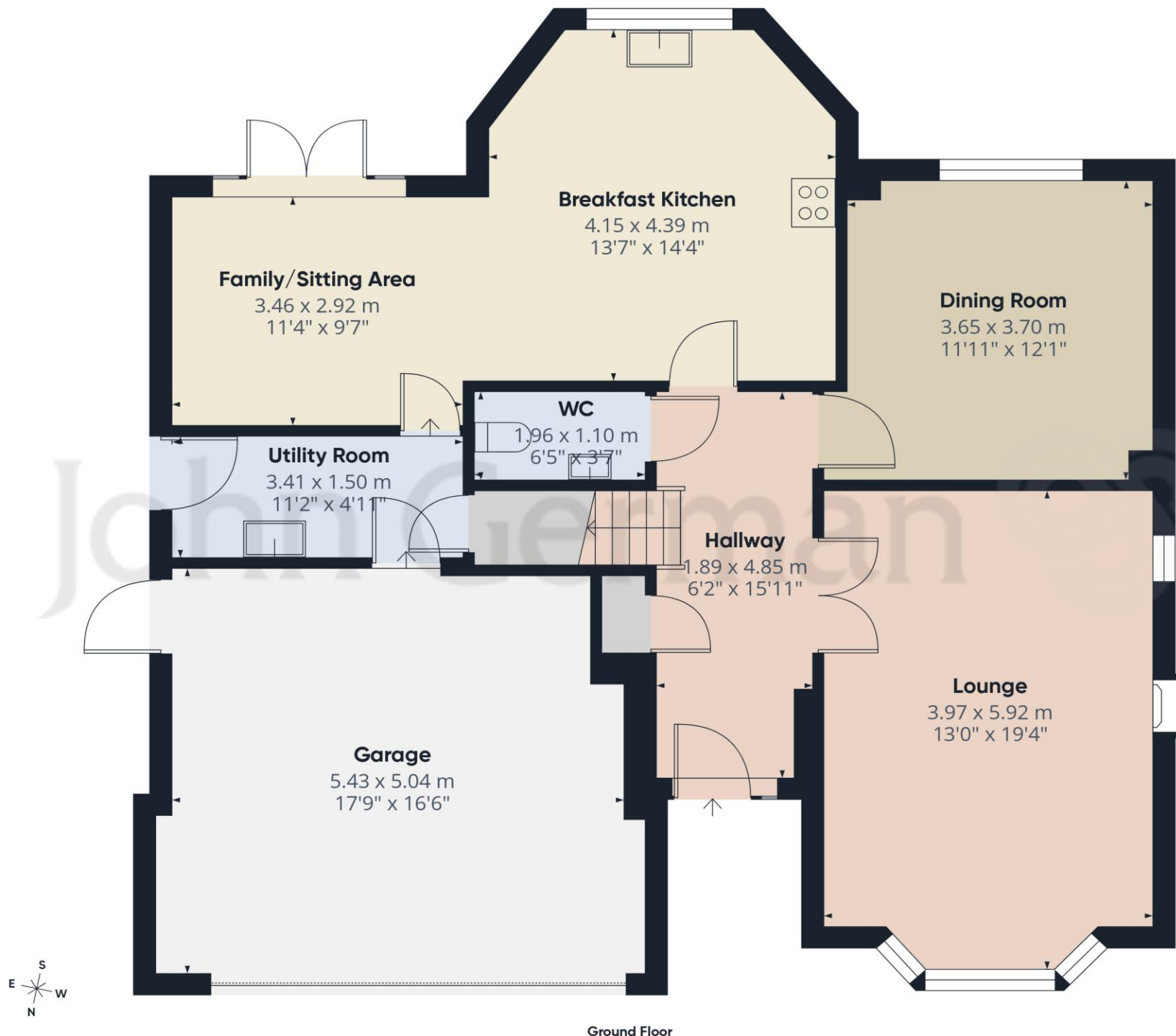












Approximate total area⁽¹⁾

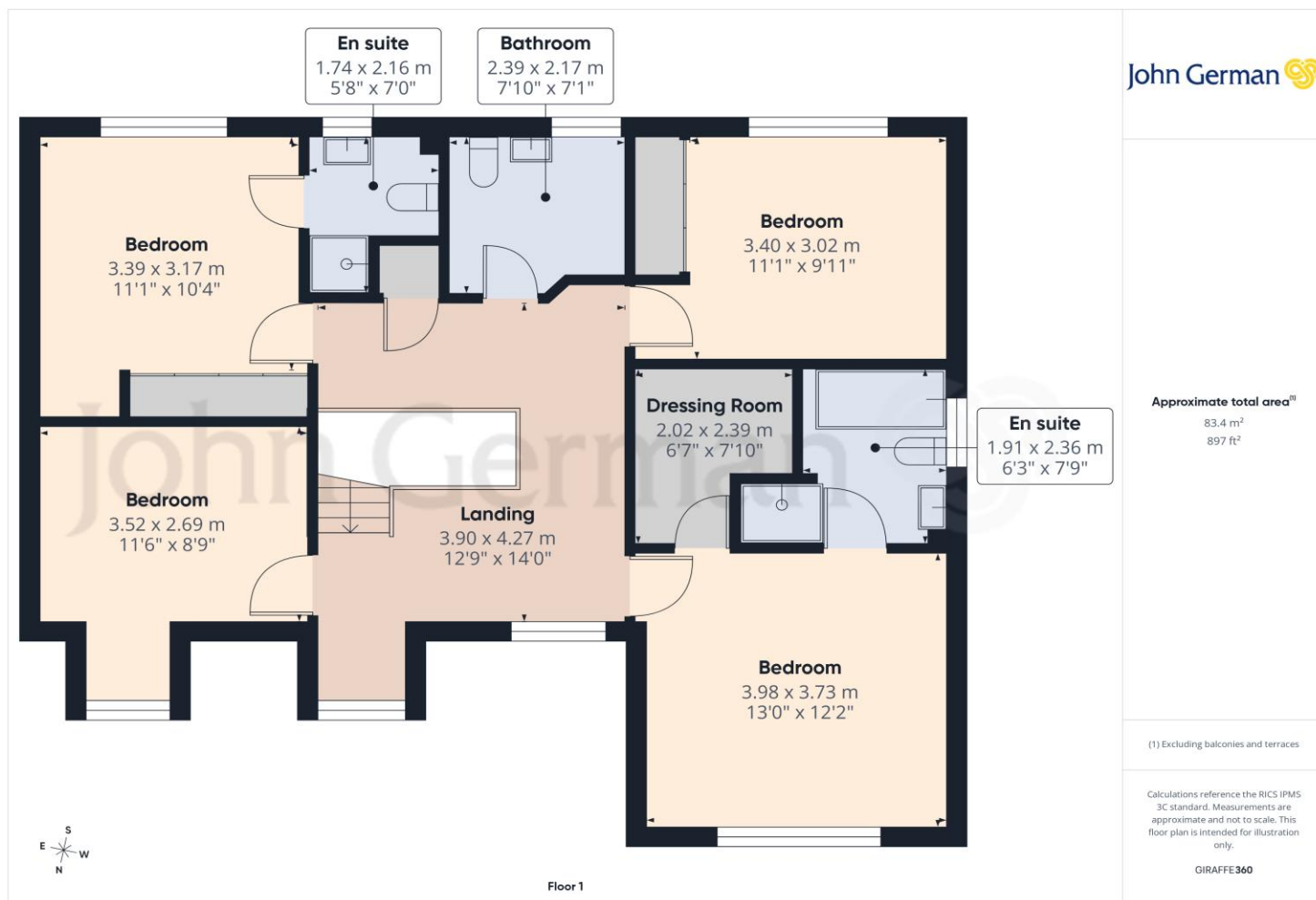
112 m²

1205 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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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 and Messrs. John German nor any person employed has any authority to 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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