





The Green, Long Whatton

william h brown

welcome to

The Green, Long Whatton Loughborough

A well-presented family home offering spacious and practical accommodation throughout. Featuring a fitted kitchen, well-proportioned bedrooms, and useful downstairs cloakroom facilities, the property is ideally suited to first-time buyers, young families, or investors alike!

Entrance

Entrance to the property is via a upvc double glazed door into the entrance hallway.The entrance hallway has carpeted flooring, stairs rising to the first floor and doors to all ground floor rooms.

Ground Floor Wc

The ground floor wc has a low level wc, hand wash basin, vinyl flooring and a upvc double glazed window to the rear elevation.

Lounge

12' 6" x 15' (3.81m x 4.57m)
The lounge has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

Kitchen

14' x 5' 1" (4.27m x 1.55m)
The kitchen is fitted with a range of base and wall mounted units, vinyl flooring, a radiator, stainless steel sink with drainer, gas oven and a upvc double glazed window to the rear elevation.

First Floor Landing

The first floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first floor rooms.

Bedroom One

9' 7" x 13' (2.92m x 3.96m)
Bedroom one has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

Bedroom Two

16' x 9' (4.88m x 2.74m)
Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Bedroom Three

9' 11" x 8' 6" (3.02m x 2.59m)
Bedroom three has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Bathroom

The bathroom is fitted with a three piece suite comprising of panel bath with shower over, low level wc, hand wash basin, wooden flooring, partilally tiled walls, a radiator and a upvc double glazed frosted window to the rear elevation.

Outside

The rear garden is a particular highlight of the property, offering a private and peaceful outdoor space with delightful open views across neighbouring fields. Predominantly laid to lawn, the garden provides ample space for outdoor dining, entertaining and family enjoyment, whilst the uninterrupted countryside backdrop creates a wonderful sense of space and tranquillity.To the front of the property there is a drive way that provides offroad parking.









Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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welcome to

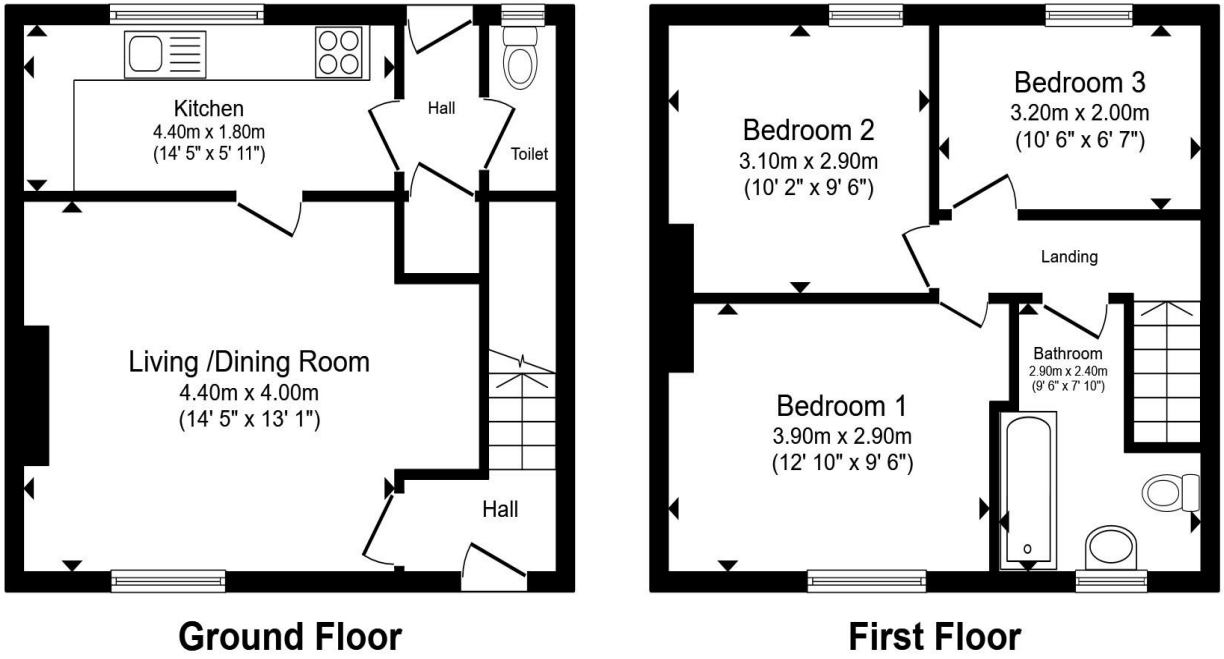
The Green, Long Whatton Loughborough

- Stunning open views across neighbouring field
- Village location
- Three well-proportioned bedrooms
- Groundfloor wc
- Double glazing throughout

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over

£225,000



Total floor area 74.5 m² (802 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
LBH116005 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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