

 **NEWTON
FALLOWELL**

Crawshaw Close,
Long Whatton



£105,000 50% SHARED OWNERSHIP

- TWO DOUBLE BEDROOMS
- ALL ELECTRIC
- GREAT VILLAGE LOCATION
- LOCAL WALKS
- NEARBY PUB
- 50% OWNERSHIP (80% available)
- FREEHOLD
- EPC rating D



Available as 50% shared ownership, this spacious two double bedroom town house is located in the desirable village of Long Whatton, offering a fantastic opportunity for buyers looking to put their own stamp on a home in a popular and well-connected area.

The property offers well-proportioned accommodation throughout, with two generous double bedrooms providing comfortable living space and flexibility for a variety of needs. While the home would benefit from some modernisation, it presents excellent potential to enhance and personalise, making it an ideal option for first-time buyers, investors, or those seeking a project in a strong location.

To the rear, the property enjoys open field views, creating a peaceful and attractive outlook rarely found at this level. The low-maintenance garden is perfect for those wanting outdoor space without the upkeep, ideal for relaxing or entertaining while enjoying the countryside backdrop.

Externally, the property benefits from parking for two vehicles, adding convenience and practicality. The home is fully electric.

Long Whatton is a well-regarded village with a strong sense of community, offering local amenities including a village shop, public houses, and a primary school. The area is particularly popular due to its easy access to Loughborough, Castle Donington, and East Midlands Airport, along with excellent road links via the M1 and A42. Surrounded by countryside, the village also provides scenic walking routes and a semi-rural lifestyle while remaining highly accessible.

This property represents a great opportunity to acquire a home with generous room sizes, parking, and open field views, all within a sought-after village location.



ENTRANCE HALLWAY 4.42m x 1.94m (14'6" x 6'5")

LOUNGE 4.42m x 3m (14'6" x 9'10")

KITCHEN DINER 2.7m x 5.03m (8'11" x 16'6")

BEDROOM ONE 2.9m x 5.03m (9'6" x 16'6")

BATHROOM 1.89m x 1.91m (6'2" x 6'4")

BEDROOM TWO 4.22m x 3.03m (13'10" x 9'11")

SERVICES AND TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. North West Leicestershire District Council - Tax Band B
The property is currently owned as a 50% shared ownership property, however the full buyers are able to buy up to 80% value of this property – but not 100%. Rent per month on the remaining 50% is £238.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

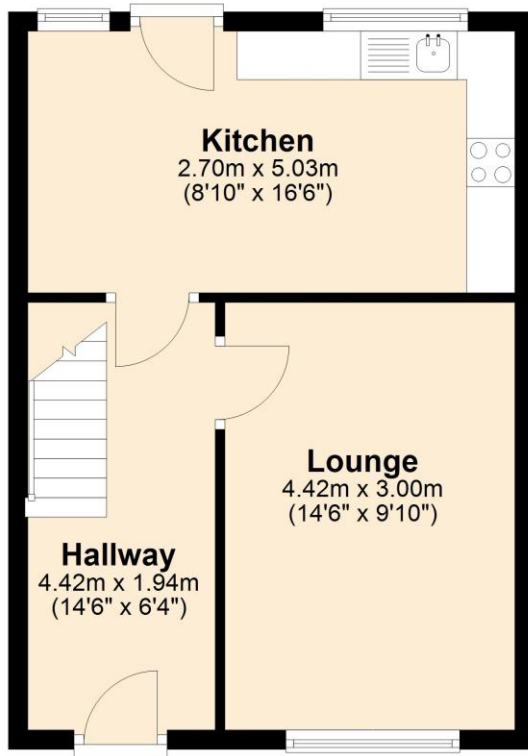
REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.



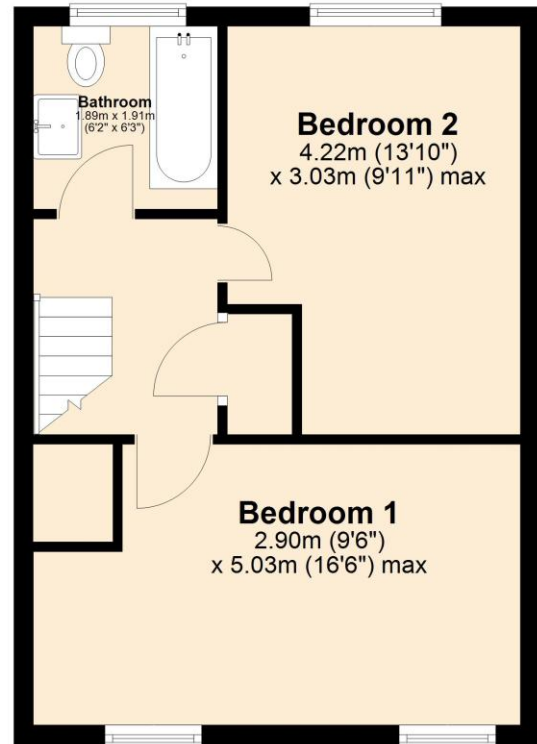
Ground Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



Total area: approx. 72.7 sq. metres (782.7 sq. feet)



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