



Double
Garage



West End

Long Whatton, LE12 5DW

Asking Price Of £425,000

- THREE BEDROOMS
- MASTER BEDROOM ENSUITE
- FAMILY BATHROOM
- KITCHEN/DINER
- LOUNGE
- GARDEN ROOM
- UTILITY ROOM
- DOWNSTAIRS W.C.



This is a really beautiful property presented to a very high standard. There are THREE BEDROOMS (MASTER ENSUITE) and a FAMILY BATHROOM upstairs. Downstairs there is an IMPRESSIVE KITCHEN/DINER, a COSY LOUNGE complete with WOOD BURNING STOVE, a LIGHT AND AIRY GARDEN ROOM, the benefit of a DOWNSTAIRS W.C. and UTILITY ROOM. There is also a SINGLE GARAGE and plenty of OFF-STREET PARKING. To the rear of the property is a LOVELY PRIVATE ENCLOSED GARDEN with views over the countryside. Book your viewing today, as this is one to be seen!

ENTRANCE HALL

PVCu double glazed front door leading to entrance hall and providing access to lounge and stairs to first floor.

LOUNGE

13' 11" x 13' 5" (4.24m x 4.09m) Generously proportioned space for entertaining with a light airy feel. Beautifully presented with neutral décor and log burner included (although not currently fitted). Oak flooring, picture rail, feature storage cupboard and PVCu double glazed window to front aspect. Stripped wooden doors to hallway and kitchen/diner.

KITCHEN/DINER

17' 9" x 11' 9" (5.41m x 3.58m) Fitted to an exceptional standard with a range of contemporary wall, base and drawer units and granite work surfaces. Composite sink and drainer, integrated double oven and induction hob with extractor fan over, under-counter integrated refrigerator and separate wine refrigerator. Ample space for dining room table and chairs. PVCu double

glazed back door and French doors leading to back garden, tiled flooring and stripped wooden doors leading to utility room, garden room and lounge.

UTILITY ROOM

12' 3" x 4' 11" (3.73m x 1.5m) Practical space fitted with a range of base and wall units with laminate work surfaces and stainless steel sink and drainer. Space for washing machine, dryer and area to hang coats. Stripped wooden door to downstairs WC.

GARDEN ROOM

9' 6" x 8' 10" (2.9m x 2.69m) Comfortable and practical off-shoot to the kitchen for extra versatile living space. Neutral décor, tiled flooring and PVCu double glazed French doors leading to garden.

WC

Fitted with close coupled W.C., pedestal wash hand basin. Ladder style radiator and tiled floor and decorative tiled splashback for sink. PVCu double glazed window to rear elevation.

LANDING

Access to loft and stripped wooden doors to all bedrooms and bathroom.

BEDROOM ONE

13' 0" x 8' 11" (3.96m x 2.72m) Impressive high ceilings and neutral décor with full height fitted wardrobes for modern living. PVCu double glazed window to front elevation, carpet flooring and stripped wooden door leading to ensuite bathroom.

ENSUITE

9' 7" x 7' 10" (2.92m x 2.39m) Fitted with a four piece suite comprising close coupled W.C, double pedestal wash hand basin with vanity mirrors over, paneled bath and separate shower cubicle. Chrome heated towel radiator, tiled floor and walls, half tiling to walls and PVCu double glazed window to rear elevation.

BEDROOM TWO

11' 1" x 10' 3" (3.38m x 3.12m) PVCu double glazed window to rear elevation, neutral décor and carpet flooring.

BEDROOM THREE

10' 3" x 10' 1" (3.12m x 3.07m) PVCu double glazed window to front elevation, neutral décor and carpet flooring.

BATHROOM

7' 10" x 6' 6" (2.39m x 1.98m) The property benefits from a three piece suite comprising close coupled W.C, pedestal wash hand basin, D-shaped panelled bath with shower over and glass shower screen, tiled walls, laminate wood flooring, chrome heated towel radiator and PVCu double glazed window to rear elevation.

OUTSIDE

To the front of the property is a block paved driveway allowing off-street parking for multiple cars and access to the integral garage. The delightful rear garden laid to lawn framed with mature planted borders and enclosed by hedges and wooden fencing. The property benefits from out buildings providing useful garden storage and a terrace off the rear of the house allowing for barbecue and seating area.







GENERAL NOTES

Viewing Arrangements

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs: It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements: Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general

guidance only.

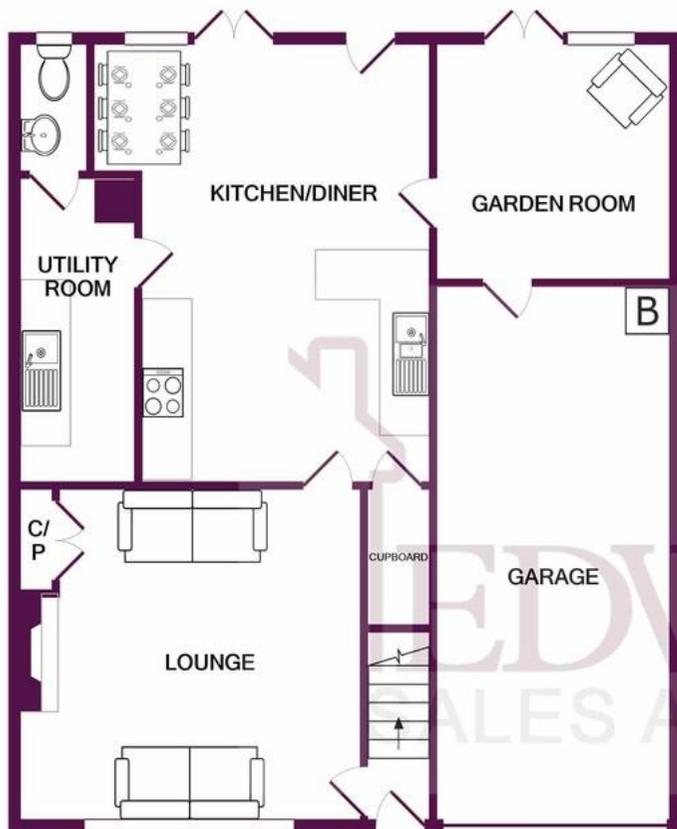
Money Laundering: Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note: These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

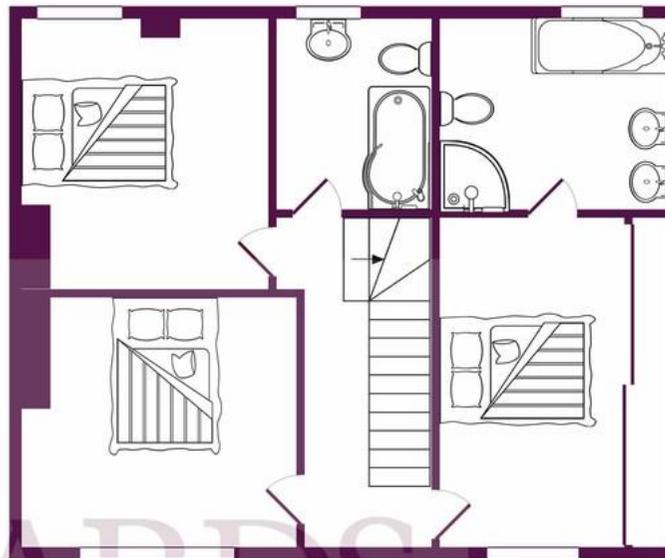
Referral Fees: We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the

Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



GROUND FLOOR



1ST FLOOR

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

North West Leicestershire District
Council

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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