



24 Hathern Road, Long Whatton

Loughborough, Leicestershire, LE125DD

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& YORK





### Property at a glance:

- Detached Home
- Sought after village location
- 0.30 Acre plot
- Multi-car parking
- Four/five bedrooms
- Stunning kitchen area
- Two spacious reception rooms
- Three bath/shower rooms
- Beautifully Presented
- Owner moving independently (no chain)

**£575,000 Freehold**



Offered to the open market for the first time - a rare chance to purchase this spacious, extended 4/5 bedroom detached property set well back from the road with superb, approx 0.30 acre garden plot nestled in the highly sought-after village of Long Whatton. This delightful home is perfect for families due to the large mature gardens and ideal for those seeking flexible, majority single-storey living with easy access to the surrounding countryside and local amenities. There are two generously sized reception rooms, allowing ample living and entertaining space and real wow factor provided by the impressive dining kitchen which truly is the hub of this remarkable home. Ideally located for access to commuter links via road, rail and air and, of course rolling countryside with walks, equestrian facilities, golf courses, stately homes and parks all on the doorstep.

### LONG WHATTON

A largely unspoilt North-West Leicestershire village, Long Whatton is a sought after and attractive location complete with many traditionally constructed period homes including thatched cottages. The village enjoys local amenities to include a local primary school, post office/store, farm shop and two well regarded restaurant/public houses with nearby Loughborough offering a wider range of shopping and facilities including the Endowed Schools, a renowned sporting and technical university and a host of cafes and eateries.

Despite the rural setting, the village is perfectly located for commuters with a regular bus route and the M1, A50, A6, A453, A/M42, East Midlands Airport and East Midlands Parkway all within easy reach. Trains run frequently between East Midlands Parkway, Loughborough and London St Pancras - in approximately only 86 minutes.

### EPC RATING

The property has an EPC rating of 'D' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.



### FRONT GARDENS, DRIVEWAY AND GARAGE

The house is well set back from the road behind a grassed verge, pavement and the deep front garden which offers mature shrubs and plants, lawn and driveway parking for half a dozen cars quite comfortably all leading rearwards to the detached garage located to the right side of the plot.

### ENTRANCE HALL

6.25m x 2.72m (20' 6" x 8' 11" max) A recessed porch with ramp access leads to internal accommodation via a composite door and the hall itself offers storage, radiator, lighting and access to much of the ground floor accommodation as well as the staircase to a self contained suite comprising bedroom three, bathroom and landing with storage.

### LOUNGE

5.04m x 4.32m (16' 6" x 14' 2") With feature fireplace, dual aspect Upvc windows and two radiators, perfect for receiving visitors with a high ceiling ensuring a sense of space and doors connecting to both the hall and the study/hall at the rear.











### MASTER BEDROOM

4.46m x 3.24m (14' 8" x 10' 8") With dual aspect having Upvc windows to the front and side elevations and built in wardrobes filling much of the side wall. Additional units, ceiling light point and radiator.

### BEDROOM TWO

3.47m x 2.65m (11' 5" x 8' 8") A further double with Upvc window to the side elevation, ceiling light and radiator.

### STUDY/HALL

4.31m x 3.01m (14' 2" x 9' 11") A flexible room large enough to be used as a study area and double as an informal side reception hall. Useful cloaks/storage off, Upvc door and window to the side elevation, ceiling lighting point, radiator and door to:



### WC

1.82m x 1.27m (6' 0" x 4' 2" max) With Upvc window to the side elevation, radiator, ceiling lighting and a white modern suite including WC and wash basin.

### BATHROOM

3.99m x 1.48m (13' 1" x 4' 10" min) With built in cupboard housing the central heating boiler and a four piece suite comprising a shower cubicle, corner bath, WC and wash basin set to a vanity unit with storage. Two Upvc windows to the side elevation, radiator, full height tiling, towel radiator and lighting.

### FIRST FLOOR LANDING

2.93m x 4.09m (9' 7" x 13' 5" max) With Upvc window to the rear elevation within the stairwell, built in storage and

eaves. ceiling lighting and doors off to the following two rooms.

### BEDROOM THREE

4.79m x 2.61m (15' 9" x 8' 7" overall) With built in storage to full and half-height, ceiling lighting, radiator and Upvc window overlooking the garden.

### BATHROOM

2.18m x 1.70m (7' 2" x 5' 7") With three piece suite, shower-mixer, towel radiator, lighting and Upvc window to the side elevation.

### LIVING KITCHEN DINER

6.69m x 6.50m (21' 11" x 21' 4" max) The heart of this home, a very impressive room and extended to create a remarkable contemporary space with walk in pantry, a host of storage and worktops, breakfast island, range cooker space with extractor, multi zone lighting and full height feature window overlooking the garden as well as additional door and windows to two aspects, partially vaulted ceiling and tiled floor.

### WALK-IN PANTRY

1.82m x 1.50m (6' 0" x 4' 11") With multiple height shelves to maximise storage capacity, lighting and partially glazed door. A fantastic storage space for food items and less often used kitchen appliances.

### REAR SITTING ROOM

5.55m x 3.81m (18' 3" x 12' 6") With full height feature window with integrated bi-folding doors overlooking the garden, additional side window, multiple light points and two radiators - the perfect day-to-day seating area situated just off the kitchen.

### UTILITY ROOM

3.34m x 2.39m (10' 11" x 7' 10" max) Space for washing machine and tumble dryer, storage cabinets, radiator, tiled floor, double glazed windows at either side, turning staircase rising to bedroom five and door off to:

### SHOWER ROOM

1.49m x 2.17m (4' 11" x 7' 1" max) With three piece suite comprising shower cubicle, WC and wash basin, Upvc window, radiator, gas water heated (out of commission) and tiling to floor and walls.













office space, now a double bedroom with dual aspect to the garden, ceiling light and double radiator.

### BEDROOM FIVE

7.91m x 3.34m (25' 11" x 10' 11" max) With window to either gable wall and built in storage, two ceiling lights and two radiators. Sizes are maximum into areas of reduced ceiling height.

### GARDENS

The property's gardens are well tended and mature with a good range of shrubs and plants, lawns and hedging to the boundaries - the rear enjoys a south facing aspect.

### COUNCIL TAX BAND

The property has a council tax rating of 'D' via North-West Leicestershire District Council.

### MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.



### MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

### PLOT/FLOOR PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

### IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for contents and furnishings. If there



are points which are of particular importance to you, please contact the office prior to viewing the property.

### PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

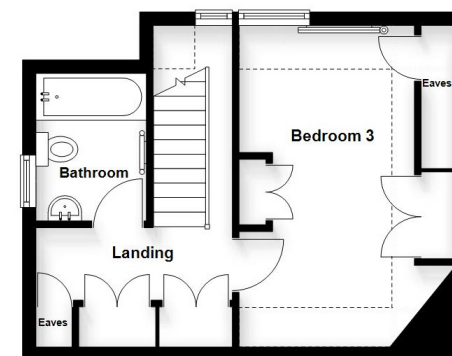
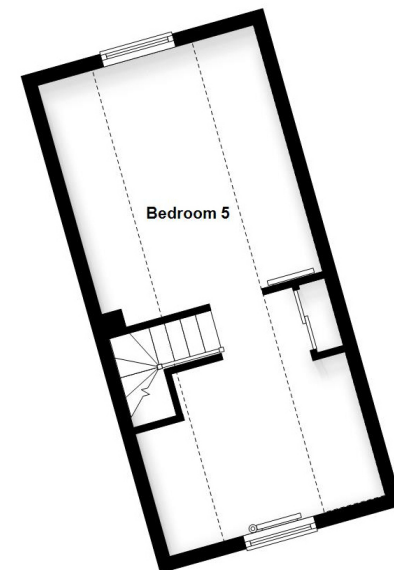












Total area: approx. 2400.4 sq. feet

**IMPORTANT:** All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property " if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



