

# Cawdell Drive

Long Whatton, Loughborough, LE12 5BW



Located in a superb position on the edge of what is a well-regarded and sought after village, this exclusive detached family home is beautifully presented, and enjoys a fantastic plot with rear garden/paddock.

**Guide Price £650,000**

John German 

Boasting a prominent position on this sought after and exclusive development is this impressively spacious family home which is well placed for the transport links offered by the village of Long Whatton. With the university town of Loughborough within easy reach, the property is also commutable to Derby, Nottingham and Leicester – with the M1 and M42 nearby, as is East Midlands Airport. There are a range of local amenities including a fantastic range of schools for all ages.

The property itself enjoys an established plot extending to approximately 0.84 acres, with over half an acre of this being an enclosed paddock to the rear of the property.

The block paved driveway offers ample off-road parking for multiple vehicles, leading to a useful double garage. Steps then lead to the front entrance door.

Internally, the accommodation is arranged over three floors with the highlight of the downstairs undeniably being the open plan family dining kitchen positioned to the rear aspect. Refitted to comprise a comprehensive range of oak units with contrasting work surfaces over, together with an array of integrated appliances as expected from such a well-appointed property, with the central island hosting the Range cooker and overhead extractor.

In addition to this fantastic space, there are a further two reception rooms completing the ground floor, as well as a utility and cloakroom with guest WC.

The two reception rooms include a sizeable lounge with double glazed window to the front aspect, and the dedicated formal dining room opposite, which also offers views out over the front.

Upstairs, the six double bedrooms are split over the two further floors and are served by four en suites, as well as a family bathroom providing plenty of flexibility and convenience for family living.

All of the bedrooms are generously proportioned doubles, with several of them also benefiting from a range of built-in storage. Whether to the front or rear, the bedrooms enjoy lovely views out.

As well as having two en suite bedrooms on the top floor, the property has a further study/office space which is currently utilised for home working.

Externally, the landscaped rear garden offers a lovely private aspect, with gated rear access leading out to the paddock which must be seen to be fully appreciated.

With the superb scope and versatility on offer, viewing is a must to see for yourself just what a fantastic family home this property is.

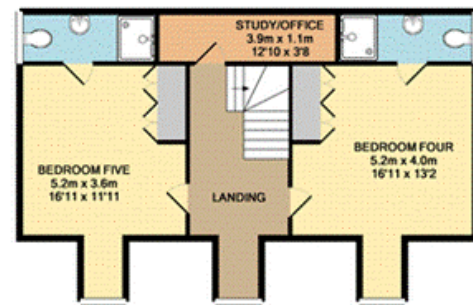
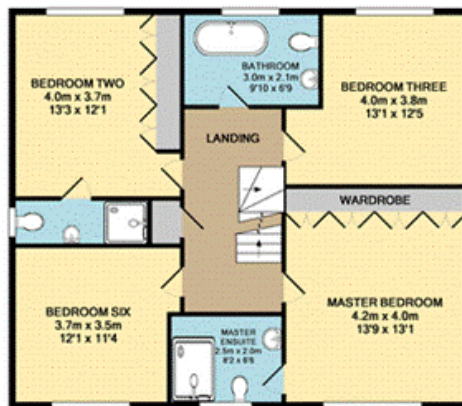
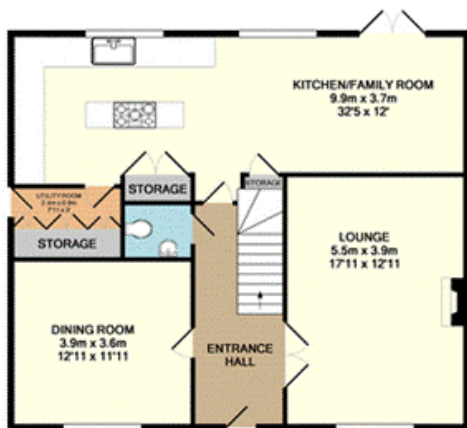
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/21102022

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band G







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



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