

Oakley Drive

Long Whatton, Loughborough, LE12 5DQ

John 
German





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Guide Price £450,000

Enjoying a superb village position, this extended family home enjoys a spacious corner plot with fantastic rear garden. Stylish décor and a contemporary finish runs throughout the accommodation including two reception rooms, open plan kitchen/diner, en suite to bedroom one and a feature mezzanine bedroom.



Located in the village of Long Whatton with easy access to Loughborough, Shepshed and the M1, this attractive family home has been transformed by the present owners, boasting an open plan kitchen/diner, two reception rooms utility, cloakroom and four spacious bedrooms.

Set back from the road with a gated driveway providing off road parking, the spacious entrance hallway has stairs to the first floor in addition to doors which lead off to the lounge, dining room and kitchen/diner.

To the front, the lounge features a characterful log burning stove with hearth and timber mantle, and a double glazed window to the front aspect.

The second reception room is the stylish dining room with exposed floorboards, a feature fireplace and double patio doors opening to the rear garden.

The adjacent kitchen/diner is a bright and inviting family friendly space. The kitchen area is equipped with a range of storage cupboards, work surface and integrated appliances including oven, gas hob, overhead extractor, dishwasher and a stainless steel sink and drainer unit. The Karndean flooring flows through to the dining area which has patio doors opening to the rear garden and access to the utility and downstairs cloakroom.

Upstairs, the landing has access to the four double bedrooms and family bathroom.

Bedroom one is a superb double with extensive built in storage and dual aspect windows to the front and rear aspect. This bedroom also has benefit of its own en suite shower room hosting a contemporary suite comprising an enclosed shower cubicle, vanity WC and hand wash basin plus a heated chrome towel rail and feature contemporary tiling.

The two further bedrooms to this floor are again well proportioned doubles and both feature built in storage. The fourth bedroom is rather unique, starting on this floor but with stairs up to a mezzanine level which has skylights allowing natural light to flood in.

Completing the accommodation is the family bathroom, smartly presented with a white suite having bath with shower over, vanity hand wash unit, WC and heated towel rail –in addition to storage cupboards complemented by stylish tiling.

Externally, the landscaped rear garden features a generous patio, enjoying a private and mature rear aspect with there also being a sizeable lawned area. The impressive summerhouse offers potential for a variety of uses, and has previously been utilised for home working.

To the front, the driveway provides ample off road parking with there also being an integral garage.

what3words: pump.movie.flagging

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

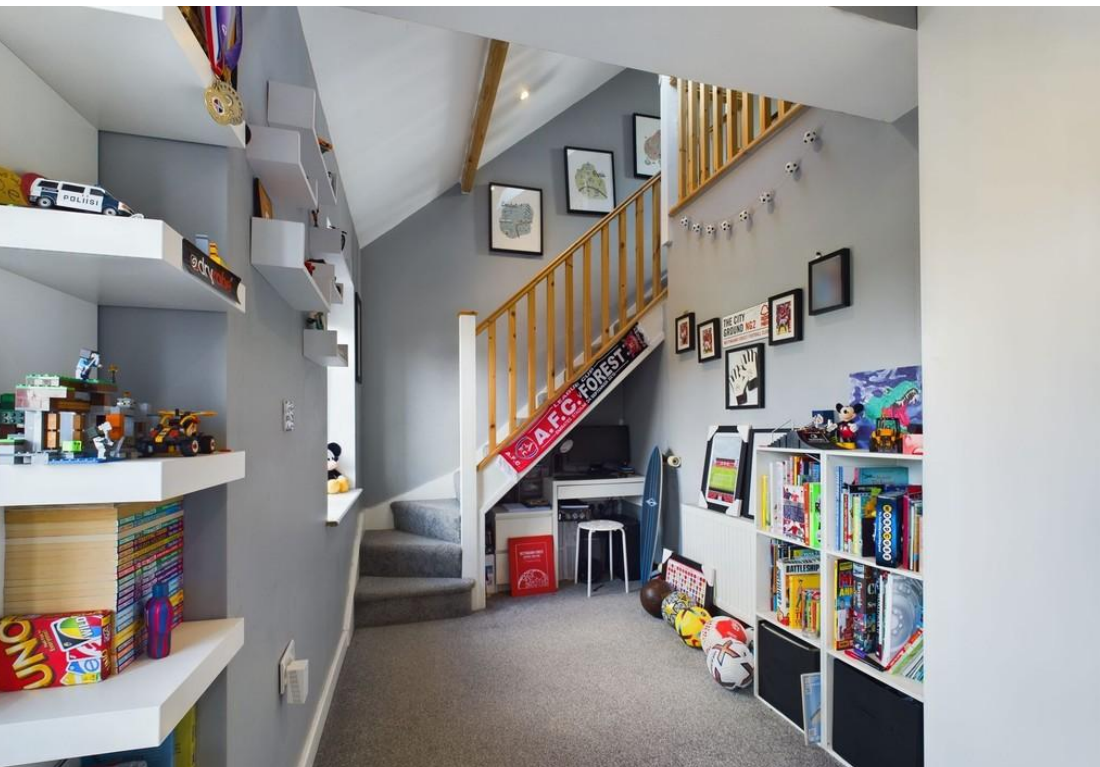
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

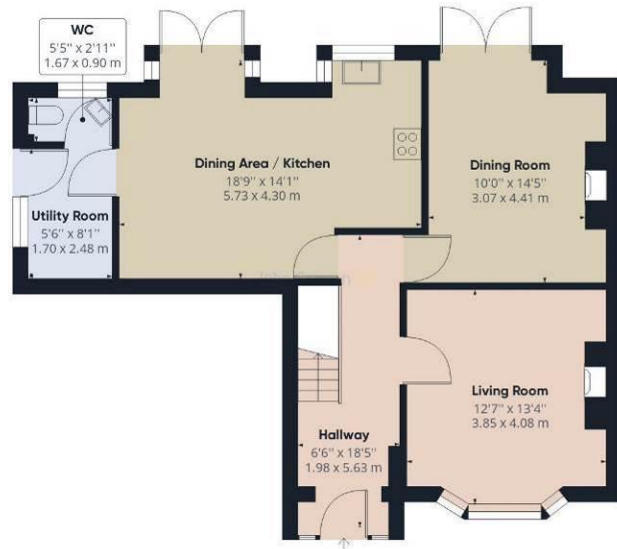
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28042023

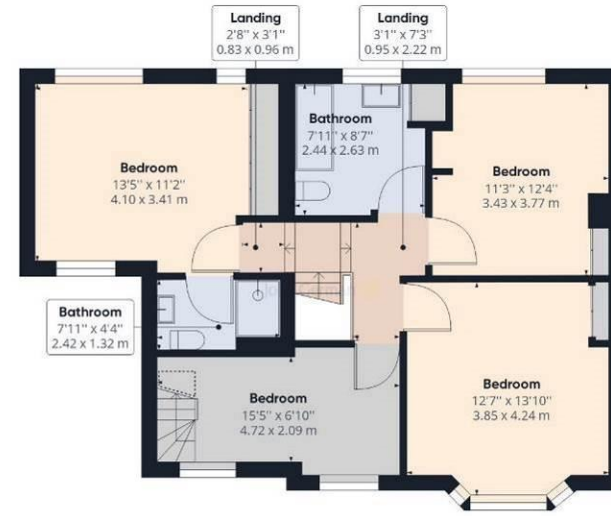
Local Authority/Tax Band: North West Leicestershire District Council /Tax Band C







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1582.93 ft²

147.06 m²

Reduced headroom

39.26 ft²

3.65 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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