

# Peats Cottage, Main Street

Long Whatton, Loughborough, LE12 5DG



Dating back to the 17th century, this charming timber framed cottage enjoys a fantastic village location and generous garden plot, being offered to market with no upward chain.

£290,000



John German 

Peats cottage, also known as the old doctors surgery, is steeped in history. This beautiful cottage offers a wealth of character dating back to the mid 17th century. It enjoys a central position in this highly regarded village opposite the local village shop.

The village has full amenities including a farm shop, village hall, primary school and an award winning gastro pub plus a second cosy and popular Everards pub all within a short walking distance from the property. The village is well placed and popular with commuters, offering access to East Midlands airport and road links including the M1, A42 and A6. Thanks to this, Loughborough, Leicester, Nottingham and Derby are all easily accessible.

The property itself has a well presented frontage, with low maintenance garden having fenced borders.

The front door opens to the entrance hallway which has solid parquet flooring, stairs rising to the first floor and doors lead off to the kitchen/diner and lounge.

Offering an inviting reception space, the lounge has dual aspect windows to the front and rear, with a charming fireplace housing a cast iron log burning stove and providing a focal point to the room as well as beams to the ceiling and solid parquet flooring.

The kitchen/dining room has further beams to the ceiling, comprising both eye and base level oak units with Corian work surface over. There is an integral oven, hob, overhead extractor and Miele washing machine, with the inset sink and drainer unit positioned beneath the double glazed window which looks out over the rear garden.

A door opens to the garden room, which offers a delightful space to sit and enjoy views over the garden with windows across the full width of the room.

To the first floor, the landing has doors to the two double bedrooms and family bathroom. Both bedrooms feature charming, exposed floorboards, with bedroom one being a large double and having dual aspect windows to the side and rear. Bedroom two is another double, offering beams as well as integrated storage. These are serviced by the family bathroom, being part tiled and hosting a white suite with panelled bath, pedestal hand wash basin and low level WC.

Externally, the property enjoys a fantastic garden plot. Laid largely to lawn, there are a variety of plants and shrubs to the border areas, with a garden shed and patio seating area positioned to make the most of the southerly aspect the garden enjoys.

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

**Property construction:** Brick. **Parking:** On road

**Electricity supply:** Mains. **Water supply:** Mains

**Sewerage:** Mains. **Heating:** Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

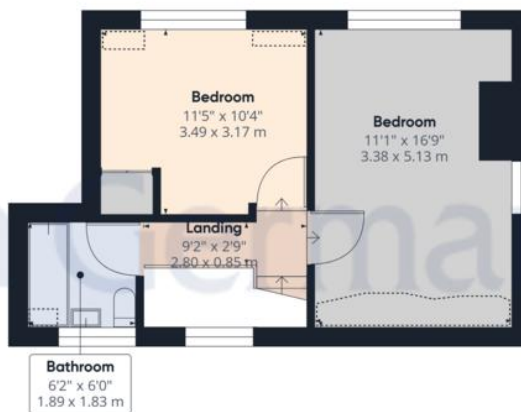
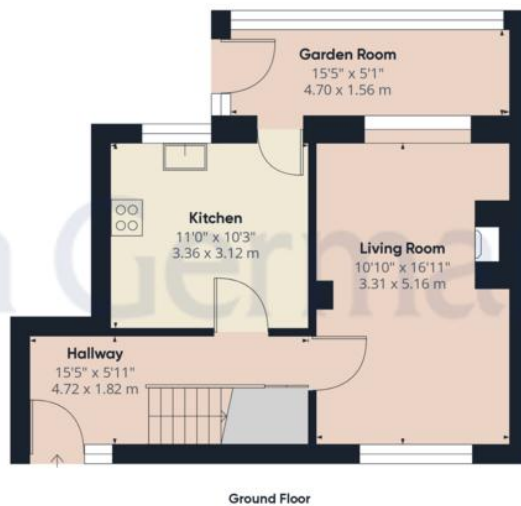
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA/25012024

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**Approximate total area<sup>®</sup>**

836.23 ft<sup>2</sup>  
77.69 m<sup>2</sup>

**Reduced headroom**

28.53 ft<sup>2</sup>  
2.65 m<sup>2</sup>

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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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