



# Foxglove Cottage

16 West End | Long Whatton | Loughborough | LE12 5DW

  
Bentons



### Property at a glance

- Character Cottage
- Sought After Village Location
- Superbly Presented Throughout
- High Quality Bespoke Open Plan Kitchen
- Contemporary Refitted Bathroom
- Three Good Sized Bedrooms
- Two Reception Rooms (with Log Burners)
- Energy Rating D
- Useful Utility/Boot Room
- Garage/Workshop & Tandem Driveway
- Gardens to Front & Rear
- Council Tax Band C
- No Upward Chain
- Viewing Highly Recommended

Asking Price: £359,950

# Foxglove Cottage

A delightful character cottage situated within the heart of this highly sought after village offering numerous features including fireplaces with log burners and exposed timber beams. The property has been upgraded with a lavish use of oak including replacement oak latch doors, skirting boards and panelling in many areas and was constructed circa 1800 with later additions. The property has been renovated and extended during 2016 to include a garage and utility/boot room. The living accommodation comprises an entrance hall, cloakroom, 'L' shaped lounge, dining room, bespoke fitted kitchen and utility/boot room and on the first floor are a landing, three good sized bedrooms and bathroom. Outside the property has a beautiful south facing cottage garden to the front, an enclosed garden to the rear and large garage with tandem driveway to the side. The property benefits from gas central heating and is offered with no upward chain.

### Accommodation

The property is entered via a solid oak stable door with decorative cast iron door furniture leading into:

### Entrance Hall

With dado rail, tiled flooring, feature exposed beams, access to reception rooms and cloakroom.

### Cloakroom

Fitted with a white two piece suite comprising a push button flush WC and wash hand basin. Tiled floor.

### Large 'L' Shaped Lounge

**16'4" (4.98m) max - 10' (3.05m) min x 15'4" (4.67m)**

A large 'L' shaped living room having versatile space and a feature exposed brick fireplace with inset Morso log burning stove. Sealed unit double glazed window to the front, dado rail, exposed timber beams, TV aerial point, two radiators, single glazed French doors into the utility room and window to the rear into the kitchen.





### **Dining Room**

**15'5" x 11'2" (4.7m x 3.4m)**

With a feature exposed brick fireplace, an inset Morso log burning stove with timber mantel over. Sealed unit double glazed windows to the front and side, radiator, tiled flooring, bespoke oak fitted meter cupboards and an open plan staircase rising to the first floor landing. Access through to:

### **Bespoke Fitted Kitchen**

**21'3" x 10' (6.48m x 3.05m)**

Fitted with a range of high quality bespoke hand painted oak framed base cupboards and drawers and matching eye level units. Belfast sink set in granite work surface and butchers block top breakfast bar. Integrated brand new Neff appliances - four ring gas hob, electric double oven and fridge. Integrated waste/recycling unit and plumbing for a dishwasher. Feature vaulted glass ceiling above the kitchen allowing an abundance of natural daylight to flood into the room. Sealed unit double glazed window to the rear and sealed unit double glazed door to the utility room, tiled floor and radiator.

### **Utility/Boot Room**

**11' x 7'1" (3.35m x 2.16m)**

With a solid panel rear door with decorative glazed window, plumbing for washing machine, a range of matching storage cupboards, tiled floor and space for a large fridge/freezer.

### **Landing**

Approached via a staircase from the dining room is the first floor landing with dado rail, window to the rear, airing cupboard and access to the boarded loft space via a pull down aluminium ladder.

### **Bedroom One**

**15'5" x 10' (4.7m x 3.05m)**

With sealed unit double glazed window to the rear and further window to the front, picture rail and two radiators.

### **Bathroom**

**9'3" (2.82m) max - 7' (2.13m) min x 6'2" (1.88m)**

Fitted with a white three piece suite comprising a roll top freestanding bath with mixer shower over, vanity wash hand basin and push button flush WC. Tiled splashbacks up to dado height, tiled floor, window to the front and heated towel rail/radiator.

### **Bedroom Two**

**12' x 9'4" (3.66m x 2.84m)**

With window to the front, radiator and wardrobe with double height hanging space.

### **Bedroom Three**

**10' x 9'10" (3.05m x 3m)**

With York sliding window to the side, stripped pine flooring, radiator, cupboard housing the wall mounted gas central combination boiler and feature fireplace with tiled hearth.

### **Outside - Front**

The property has two off-road parking spaces to the front. A delightful cottage front garden with pathway leads to the front of the house. A driveway to the side leads to an area of off road parking for two vehicles, which has gated access and is in front of the garage/workshop.

### **Garage/Workshop**

**16'10" x 14'8" (5.13m x 4.47m)**

With double doors and pedestrian door to the side which is large enough to provide a conversion opportunity (subject to the necessary consents/approvals).

### **Rear Garden**

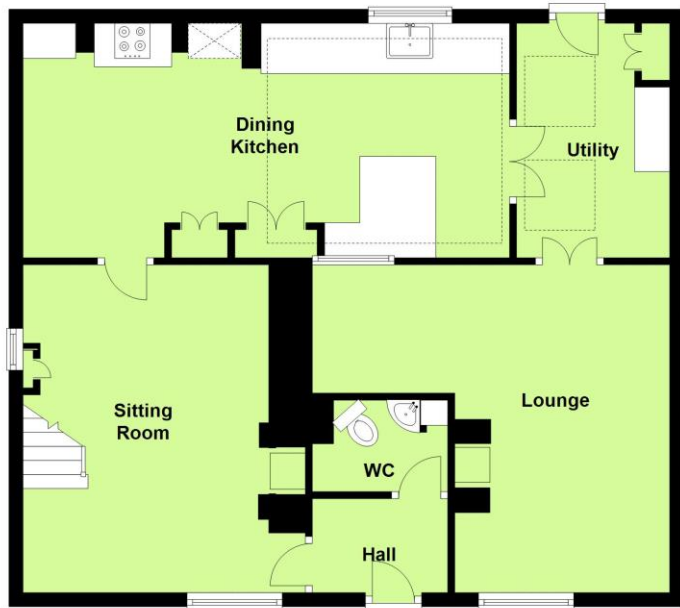
The rear garden is enclosed and designed for low maintenance.

### **Location:**

Long Whatton is a particularly well placed village ideal for fast access to the University town of Loughborough and for commuting to Nottingham, Derby and Leicester. The M1 and M42 at near-by Kegworth afford fast access to Birmingham, the north and south. Excellent schooling options are available to include Grace Dieu and The Loughborough Endowed Schools. The village is also convenient for East Midlands airport. Offering two popular pubs, post office/general stores and school, more extensive local facilities are available at Shepshed, Kegworth and Loughborough. Buses stop nearby for Derby and Loughborough via the airport.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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47 Nottingham Street, Melton Mowbray, Leicestershire, LE13 INN  
Tel: 01664 563 892 | Fax: 01664 410 223 | Email: [sales@bentons.co.uk](mailto:sales@bentons.co.uk)  
London associated office: 121 Park Lane, Mayfair W1 Tel: 020 7079 1518

[bentons.co.uk](http://bentons.co.uk)