

# Main Street

Long Whatton, Loughborough, LE12 5DF

John   
German







GUINNESS  
St. James's Gate Dublin





# Main Street

Long Whatton, Loughborough, LE12 5DF

£269,500

Welcome to Main Street, situated in the sought-after village of Long Whatton. John German are delighted to offer to the market this superb cottage, a versatile family home which must be viewed to appreciate it in full. Book your tour today.





Upon arrival at Main Street, Long Whatton, this charming cottage, which was built in 1850, is approached via the front entrance door which opens directly into the living room.

Immediately upon entering, you will realise that this is a special property which is presented to a high standard throughout. The living room is the ideal room for relaxing and has a feature fire with surround and a double-glazed window to the front aspect. Access is given to the staircase rising to the first floor; however, we first move through to the dining area.

Perfect for formal dining or entertaining, the dining room occupies a front aspect and has ample space for a table and chairs and furniture. Open access is given to the kitchen which is fitted with a matching range base and eye level units and work surface areas with fitted appliances to include fridge freezer and dishwasher. The kitchen compliments the original character of the cottage and forms part of the extension along with the inner lobby and bathroom.

The bathroom is fitted with a matching suite to include panel enclosed bath, WC, and wash hand basin. External access to the garden is provided from the lobby.

Ascend to the first floor and you will find three bedrooms, two of which are generous doubles and a separate WC for your convenience. Each bedroom has a double-glazed window to its individual aspect, while the principle bedroom has space for multiple double wardrobes.

Proceed back downstairs and step outside into the garden, a delightful, generous enclosed space with private patio seating area and mainly laid to lawn. There are a variety of mature trees to include pear, apple, Victorian plum fruit trees, blackberry bush and various shrubs. Both the greenhouse and timber shed are to be included, the shed benefits from having electric power supply to it.

In conclusion, it is essential that Main Street is viewed internally. With its charm and warmth, the property is great testimony to the current vendors who present it for sale to a superb standard. Book your tour today with John German.

**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.environment-agency.co.uk](http://www.environment-agency.co.uk)

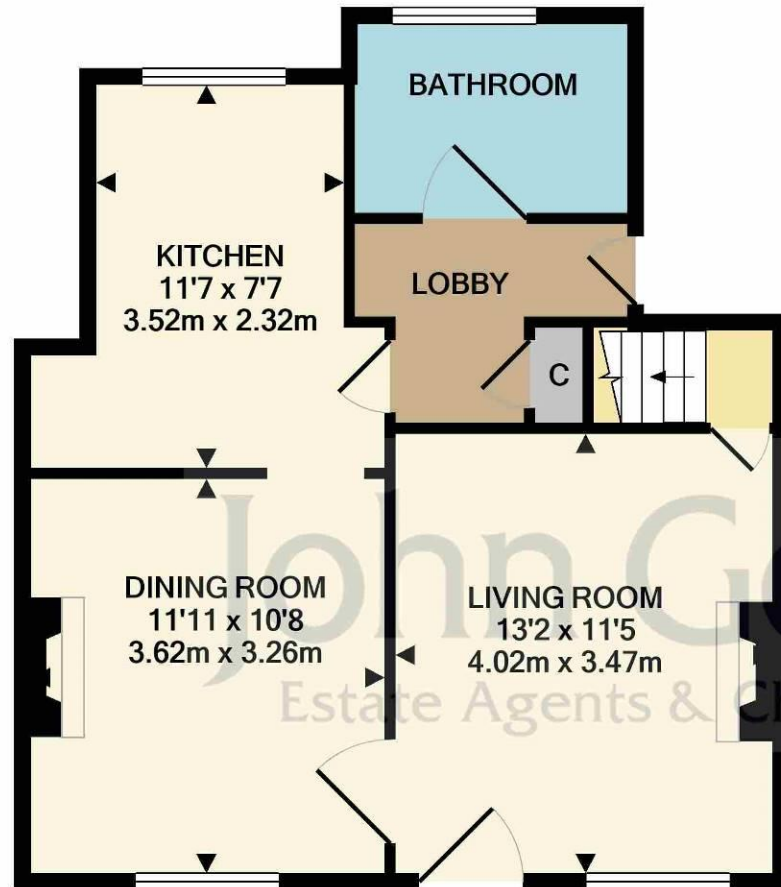
**Our Ref:** JGA/09112020 JGB/18012021

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

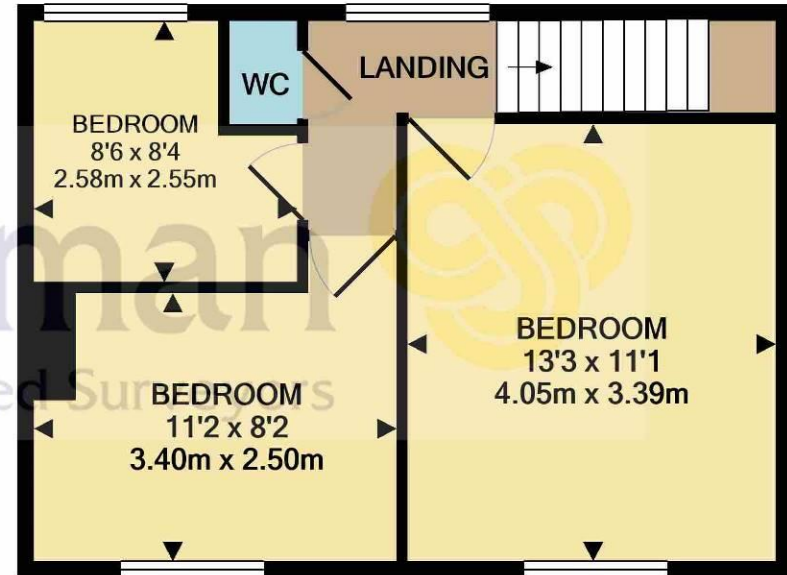








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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		84   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



John German

8 Forest Road, Loughborough, Leicestershire, LE11 3NP

01509 239121

[loughborough@johngerman.co.uk](mailto:loughborough@johngerman.co.uk)



Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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[JohnGerman.co.uk](http://JohnGerman.co.uk) Sales and Lettings Agent



