

West End

Long Whatton, Loughborough, LE12 5DW

John 
German





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£250,000

Welcome to Little Thatch, a delightful cottage in a village location which must be viewed to appreciate just how special it is. Neatly presented and having original exposed beams, book your tour today.



Little Thatch is your chance to own a piece of history. Grade II listed and dating back, we believe, to the 1600's, this delightful property is situated in the village of Long Whatton, Leicestershire.

The property is approached towards a pink front entrance door and side gate. As soon as you see the property you realise that this is a special home with its recently re-thatched roof and window shutters to the first floor setting it aside from its neighbouring cottages.

Step inside and into the living room with its exposed beams and feature fire surround giving the room a traditional focal point. This is the perfect room for relaxing in.

Next, we move through to a wonderful country style kitchen, again with exposed timber beams and having a feature log burner inset to the original fireplace and stable door to the garden. There is a central island with cupboards under and a Belfast sink, all of which add to the character of the property.

Ascend to the first floor and you will find two bedrooms and a bathroom accessed from a landing which is currently used as a further seating area. The principle bedroom has fitted wardrobes for your convenience and each room has a window to its individual aspect. The bathroom is fitted with a matching suite to include stand-alone bathtub, WC and wash hand basin.

Proceed back downstairs, you will notice the feature side window with its shutters, and step outside the stable door and into the garden. There is a lovely patio seating area with gated access to the lawn and a variety of plants and shrubs. Side access is given by the gate and this is a more convenient way to enter the property.

In conclusion we urge you to view Little Thatch. If you are looking for a character property in a village location, then look no further as this offers property offers warmth and charm as soon as you enter. Book your tour today with John German Estate Agents.

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.

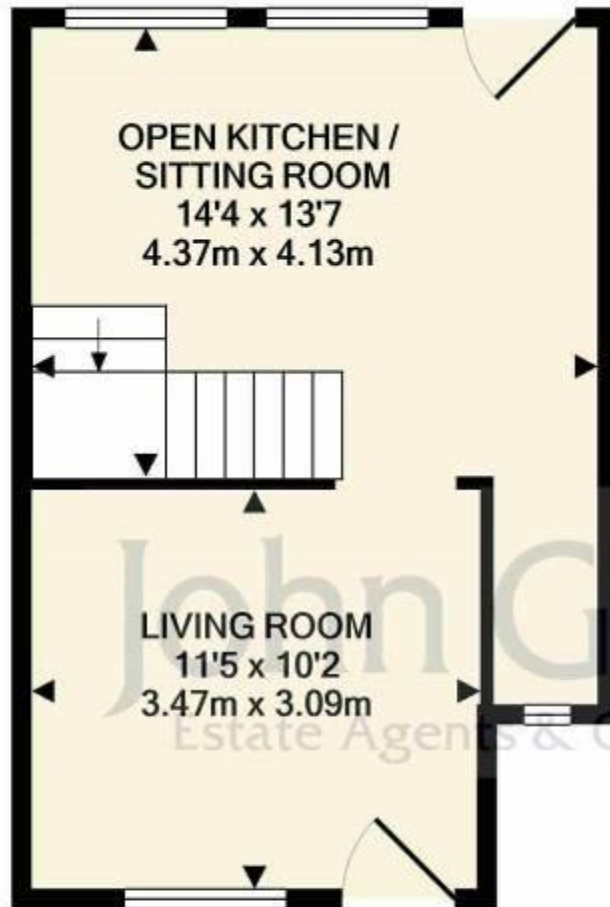
Useful Websites: www.environment-agency.co.uk www.nwleics.gov.uk

Our Ref: JGA/28032022

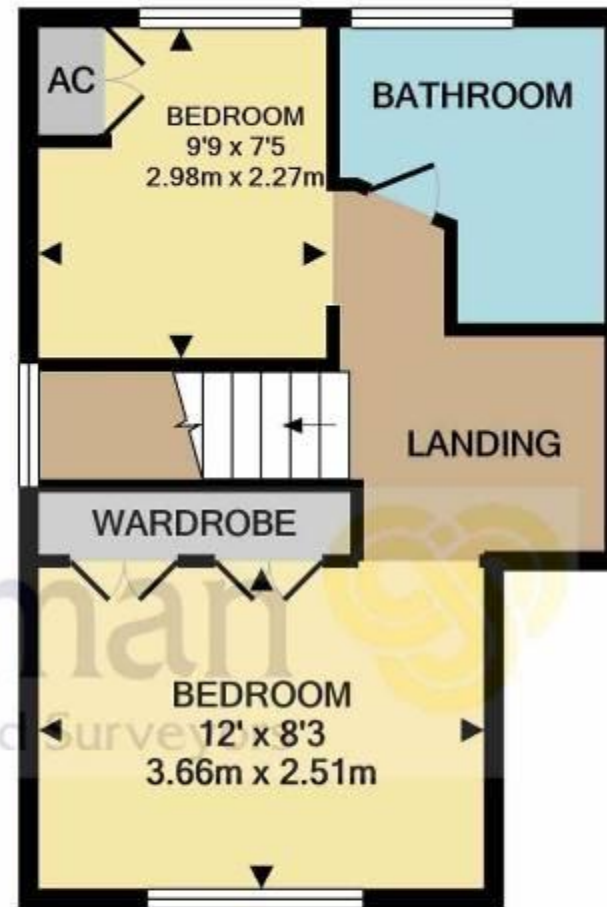
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B







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		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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