



The Paddock 4a West End

Long Whatton, Loughborough, LE12 5DW

Asking Price £1,295,000



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From its beautiful rural backdrop, sought after village location, spacious living accommodation spanning over 3400 sq ft, EPC B Rating, private gated driveway with double garage and luxurious design throughout- this property certainly isn't one to be missed!

For anyone with an equestrian interest, this property would definitely be ideal due to the 2.75 acre plot with picturesque scenic views.

Contact our sales experts for further information and viewing access.

Location

Long Whatton is a sought after, beautifully presented Leicestershire village complete with thatched roof cottages and many traditional village features. The village enjoys local amenities to include a local primary school, Post Office, a farm shop and two well regarded public houses.

The village is extremely convenient for commuters with the M1, A50, A6, A453, East Midlands Airport and East Midlands Parkway all within close proximity, with trains running frequently between East Midlands Parkway and Loughborough and London St Pancras in approximately only 86 minutes. The village also benefits from a 24 hour bus service.

Front aspect

The property is set well back from the road providing a truly tranquil setting and boasts a spacious private gravel driveway which is located just beyond the gateway entrance to the plot. To the front of the property you will also find a substantial newly built spacious, detached double garage with two electric doors as well as a side entry door, power and lighting.

Every individual feature of the property has been beautifully handpicked, from the stone steps which descend from the driveway, to the slate coping that compliments the property design perfectly and the main entrance doorway which benefits from a bespoke, handmade oak portico and offers access into the spacious hallway.

And at night the accommodation is sure to blow you and your guests away with the beautiful feature outdoor lighting to the property and the double garage meaning the property is always sure to impress whether it's day or night.

Reception hall

The generous reception hall is the perfect welcome to this incredible home and is your first experience of the internal luxury that the property has to offer. A light and spacious welcome, with Amtico flooring and under floor heating throughout and access to all of the ground floor. The entranceway leads to a beautifully designed open staircase leading up to the first floor.

Sitting room

The sitting room offers an abundance of natural light and is the perfect place to relax and unwind. The rear aspect boasts an impressive picture window with a triple aspect view, showing off the picturesque scenery of the 2.75 acre plot.

The sitting room offers the perfect blend of comfort and style with luxury Amtico flooring and underfloor heating plus ample space for the whole family and for entertaining!

Second reception room

This versatile space provides views over the stunning rear aspect of the property, the paddock and greenery beyond, making it an ideal setting for a home office, library or playroom with WOW factor!

The reception room also benefits from underfloor heating and luxury Amtico flooring throughout.

Open plan kitchen/dining/family room

This vast, luxurious, open plan space spans the full depth of the property with a dual aspect view looking out to the beautiful grounds of the property and the paddock and countryside views beyond.

Being the centre piece of the ground floor, each element of this beautiful space has been hand designed to ensure no little luxury has been spared:

The stunning bespoke, hand painted kitchen benefits from a central chefs island and breakfast bar with beautiful brushed brass fittings. The brushed brass 'Quooker' hot water tap compliments the Belfast sink. There are 'Samsung' integrated cooking appliances throughout, this includes two single ovens, with smarter cooking, air fry capability, dual cook and many more features. There are two combination microwave ovens, also with air fry capability, as well as many more features. There is also a modern induction four zone hob complete with state of the art Samsung down draft extraction. There is a fully integrated dishwasher, larder fridge and larder freezer. Within the island you will find a sleek black under counter wine cooler.

The dining/family space offers ample room for dining and relaxation for the whole family and features underfloor heating, luxury Amtico flooring and a dual sided log burner with a slate hearth- adding a touch of cosiness to this grand space. A large sliding glass doorway floods the room with light and looks out to beautiful rear terrace and views beyond.

Utility room

The perfect addition to this generous family home, the utility room offers underfloor heating, luxury Amtico flooring and has been hand designed to a beautifully high standard. The utility is accessed from the reception hall and can also be accessed via the side of the property. The utility benefits from quality fittings including a Belfast sink and olive green shaker style units with beautiful brushed brass fittings. The utility also offers space and plumbing for laundry appliances.

Guest cloakroom

A beautiful space you will be proud to welcome your guests into, having luxury Amtico flooring, underfloor heating and bespoke furnishings including vanity unit and W/C.

First floor

Master suite

The principal bedroom sits to the rear elevation of the property and offers a spacious walk through dressing area on entry with ample fitted wardrobe space.

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The master suite is a grand and spacious room with a partially vaulted ceiling and French doors leading to the Juliet balcony offering beautiful views of the grounds and beyond. With a luxurious Cormar carpet, central heating radiator and access through to the luxury master ensuite, the master suite definitely does not disappoint!

Ensuite to master

Beautifully designed with handpicked feature Italian marble effect porcelain tiling, luxury vanity unit with brushed stainless steel fittings, spacious walk-in shower and heated towel rail.

Suite two

Being close in size to the master suite, this bedroom could also be used as the principal bedroom should the buyer prefer.

Suite two comprises a generous bedroom space with luxury Cormar carpet, a walk through dressing room with ample open fitted wardrobe space, central heating radiator and access through to the ensuite.

Ensuite

The ensuite has been designed to a high spec with Italian porcelain tiling and a rear feature wall which elevates the space with it's beautiful design. The ensuite benefits from a large walk-in shower enclosure, a concealed low level WC, a chrome heated towel rail and a sleekly designed wall mounted vanity unit.

Bedrooms four and five

Looking out to the front aspect of the property sit bedrooms four and five. Both are larger than average double sized spaces with luxury Cormar carpets and central heating radiators.

Bathroom

A beautiful and tranquil bathroom with luxury feature wall porcelain tiling, freestanding double ended bath, spacious walk in shower, vanity unit, heated towel rail and W/C.

Bedroom three

The second floor offers versatility and could easily be transformed into an independent living space, ideal for older children or extended family members should you wish.

The second floor comprises: an expansive bedroom area with luxury Cormar carpet, dormer windows looking out to the rear aspect and the stunning views it has to offer, separate spacious dressing area and access through to the ensuite facilities.

Ensuite

A luxury wet room with a beautiful contemporary floral effect porcelain tiled feature wall. The wet room also benefits from a dual sided walk-in shower, a brushed stainless steel heated towel rail, wall mounted vanity unit with surface mounted sink, heated towel rail and a concealed cistern, wall hung WC.

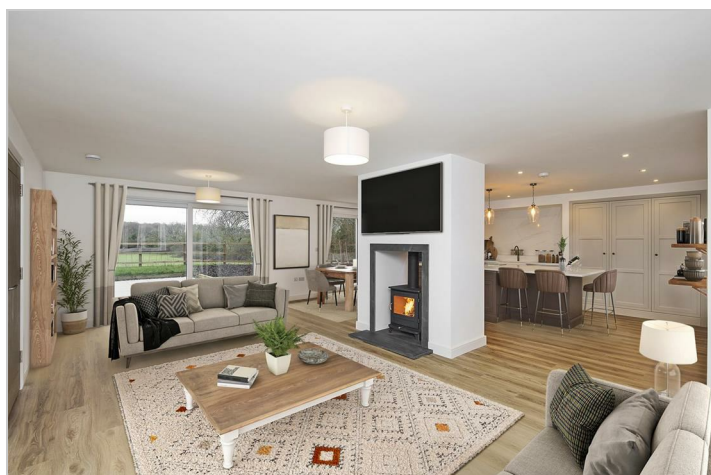
Rear aspect

A porcelain tiled walkway wraps around the whole of the property and opens up to a large terrace to the rear of the property which is perfect for entertaining or soaking in the incredible views beyond. The rear garden also offers a large lawned area which also extends around to each side of the property which is enclosed within a picket fence.

The property is also sold with a generous paddock, which is approximately 2.3 acres in size and bordered by mature trees and shrubbery. There is ample scope (SSTP) for at home equestrian facilities, so would make the ideal purchase for anyone with equestrian interests.

MONEY LAUNDERING REGULATIONS - MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Road Map



Hybrid Map



Terrain Map

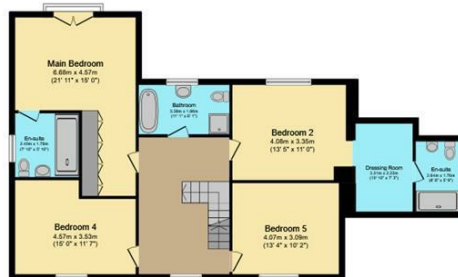


Floor Plan



Ground Floor

Floor area 126.4 m² (1,360 sq.ft.)



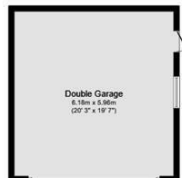
First Floor

Floor area 111.9 m² (1,204 sq.ft.)



Second Floor

Floor area 43.7 m² (471 sq.ft.)



Garage

Floor area 36.7 m² (395 sq.ft.)

TOTAL: 318.7 m² (3,431 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

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