



Smiths
your property experts

Hathern Road

Long Whatton

- Substantial detached family home
- Generous 'in and out' driveway and an attached garage
- Four double bedrooms and two bathrooms
- Three reception areas and a kitchen/breakfast room
- Landscaped and private South facing gardens
- Excellent scope of renovation, remodelling, and extension (stp)
- Two further parcels of land available by separate negotiation
- Excellent access to the M1 motorway and East Midlands airport



General Description

Smiths Property Experts offer this rarely available opportunity to acquire a substantial detached family home occupying mature grounds that extend to one-quarter of an acre with an 'in and out' driveway. Available by separate negotiation are two further parcels of land to the rear measuring 0.3 and 0.12 of an acre, respectively, which would afford the property further extensive and private South facing gardens.

The Location

The property occupies an enviable position in the highly regarded village of Long Whatton, with excellent local amenities and rolling countryside on the doorstep. The village is well positioned for access North and South via the M1 Motorway. East Midlands Airport is just 3 miles by car, and there is easy access to Nottingham, Derby, and Loughborough. There is a good choice of local schools, and the village boasts two well-thought-of public houses and a local shop.







The Property

The main house has excellent scope for renovation, remodelling, and extension (stp). It currently boasts a net floor area of approximately 1,968 square feet, including the attached garage. Three reception areas and a kitchen/breakfast room are laid around a spacious hall accessed via an enclosed porch from the front. The kitchen has both a pantry and a utility cupboard. There is a downstairs WC accessed via the entrance hall. Upstairs are four double bedrooms (main bedroom with en-suite) and a family bathroom.

Elevated from the road behind a large 'in and out' private driveway and mature front gardens, the main house stands central to its plot. To the rear are landscaped and particularly private South facing gardens with a substantial entertaining terrace laid across the back of the main house.

The property would benefit from modernisation and has the potential for the eventual purchaser to develop a magnificent and individual home in an enviable 'edge of village' location.

Agents Note

Two further parcels of garden land are available by separate negotiation, measuring 0.3 and 0.12 acres, respectively, offering the eventual purchaser the opportunity to extend the grounds to approximately 0.7 of an acre. The seller reserves the right to negotiate overage/uplift clauses on these parcels upon negotiation.







Property Information

EPC Rating: E.

Tenure: Freehold. Council Tax Band: F.

Local Authority: North West Leicestershire.

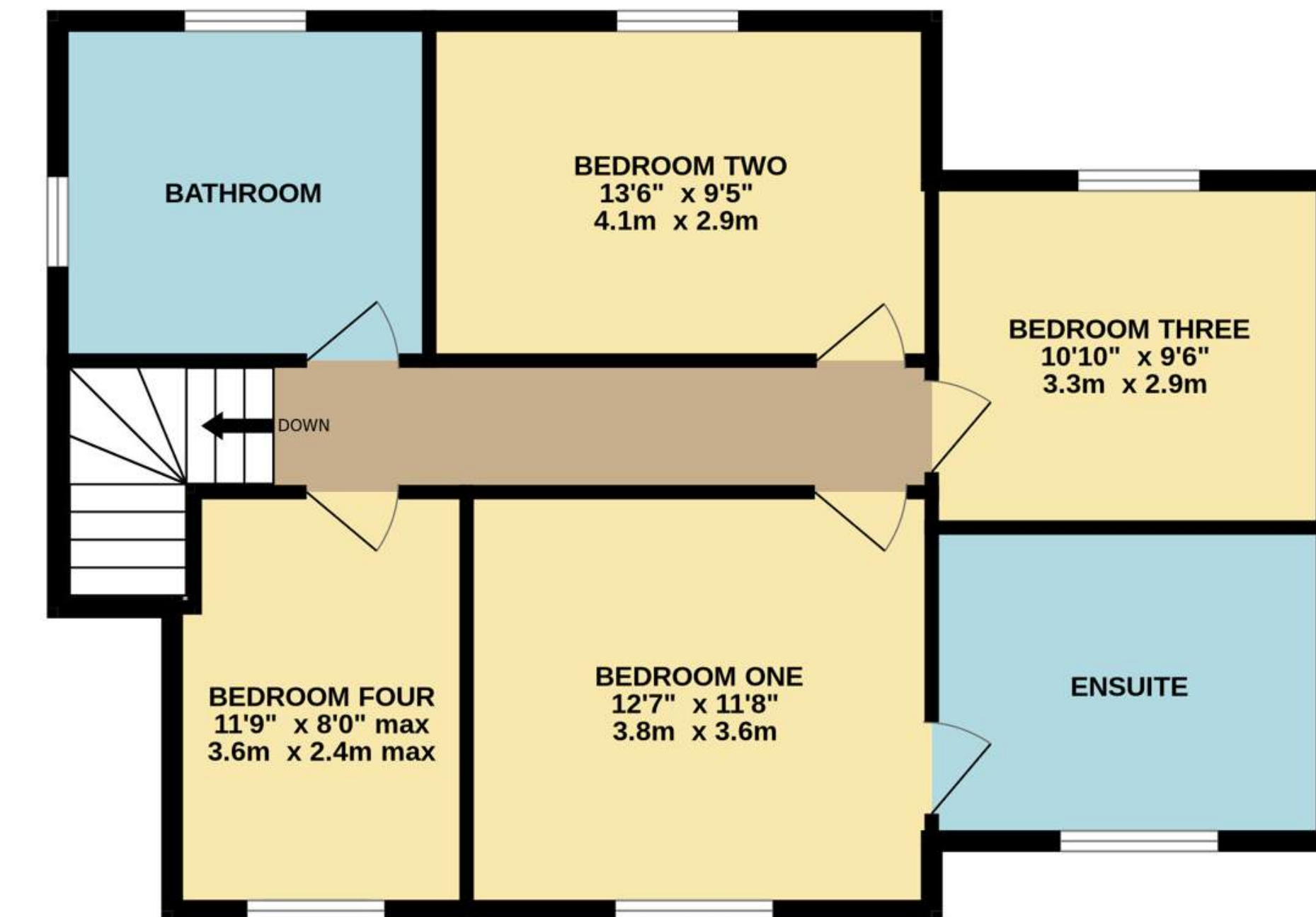
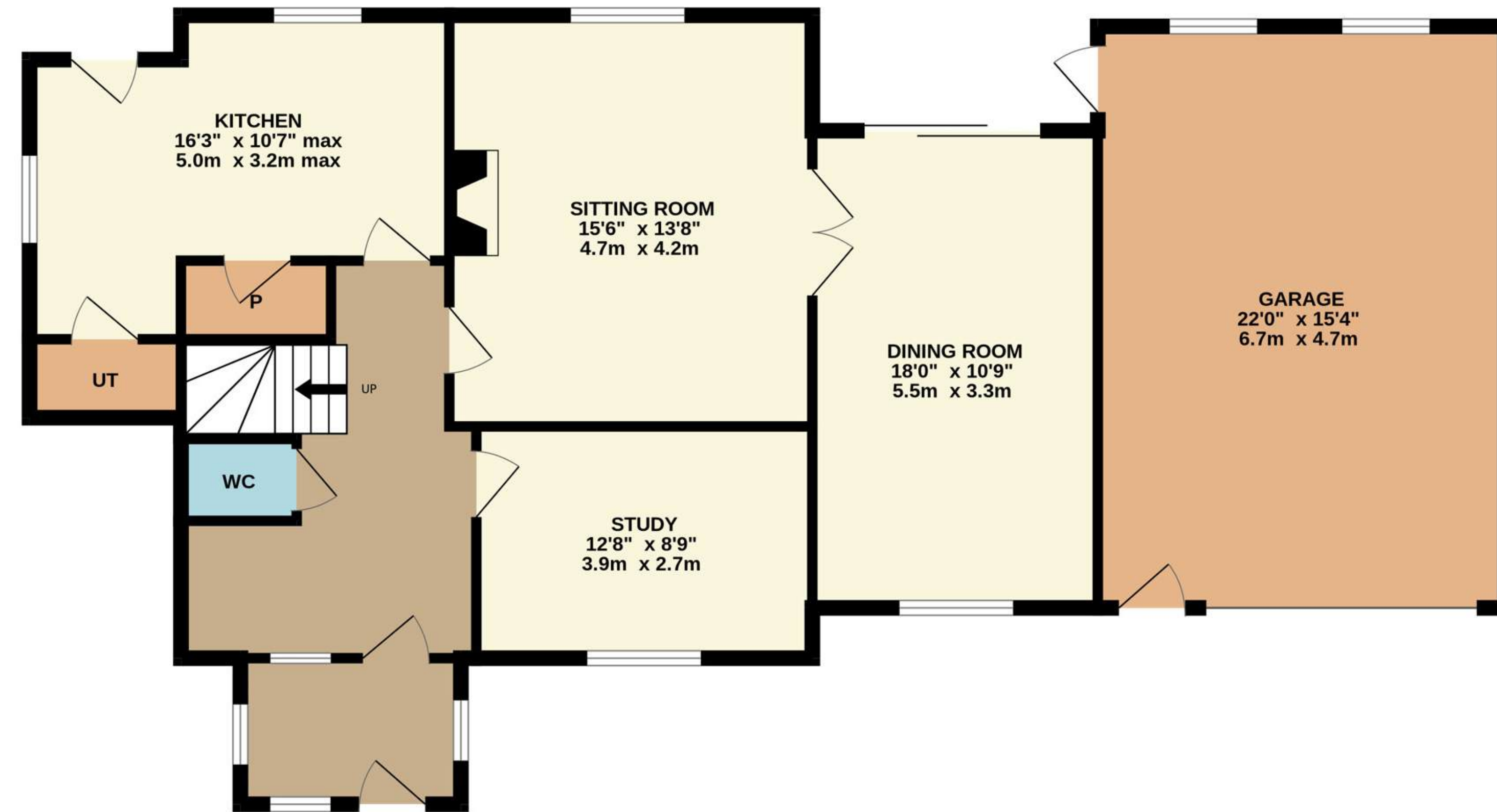
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1968 sq.ft. (182.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



