

### The Green, Long W batton

A charming, modern four bedroom cottage situated near the centre of the quaint village, Long Whatton. This rural property faces the Royal Oak pub. Includes multiple living spaces, sizeable kitchen, utility room and ground floor water closet. Four double bedrooms with the master being the largest, which rests on the top floor and includes a private ensuite shower room. This cottage also includes a modern three piece family bathroom, private garden and car port for two cars. Soon available to let.

#### Lounge 4.23m (13'11) x 4.07m (13'4)

A large and comforting space set to the rear of the property. The fireplace and French doors to the garden complete the look.

#### Dining Room 3.22m (10'7) x 2.67m (8'9)

A bright dining space set at the front of the property.

#### Kitchen 3.53m (11'7) x 3.31m (10'10)

A U-shaped kitchen in cream with a fitting wooden counter top. Free standing oven and gas hob and integrated dishwasher included. French doors give access to the rear garden.

#### Utility 3.03m (9'11) x 2.87m (9'5)

A large and practical utility room with space for a washing machine, dryer and more.

#### Master Bedroom 5.53m (18'2) x 4.45m (14'7)

A large double bedroom on the top floor including a separated wardrobe space. Three skylights allow entry for natural light. Access to the ensuite shower roo.

Bedroom Two 4.74m (15'7) x 3.32m (10'11) A second large bedroom on the first floor.

Bedroom Three 3.32m (10'11) x 3.05m (10'0) Another double bedroom on the first floor.

#### Bedroom Four 3.46m (11'4) x 3.03m (9'11)

A fourth double bedroom with similar dimensions to the third bedroom.

#### Bathroom 2.38m (7'10) x 2.37m (7'9)

A modern three piece bathroom on the first floor. Including a toilet, sink, bath and shower over the bath.

#### Ensuite Shower Room 2.1m (6'11) x 1.66m (5'5)

A private shower room, accessed only via the Master Bedroom on the top floor. Includes a walk-in-shower, sink and toilet.

#### Water Closet 1.76m (5'9) x .99m (3'3)

A quaint room on the ground floor including a toilet and sink.

#### Garden

A private natural garden including a decking area, lawn and a practical patio area to the side with gate access to the car port.

#### **Parking**

A car port to the side of the property has space for two cars. Further parking available on "The Green" with no restriction.

For more information about this property, visit our website huntleys.net.

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.





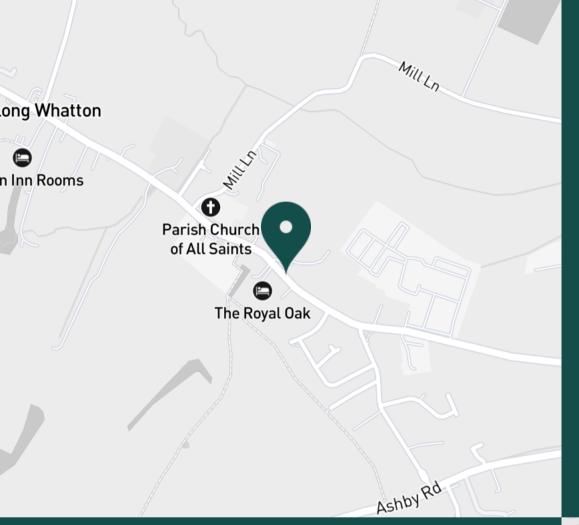
Kitchen



Kitchen



Kitchen



SUPERMARKETS		GYMS			
Co-op Food Hall Croft	3.6 mi	Viking Fitness Centre	1.4 m		
Co-op Food Kegworth	3.6 mi	Stable Fitness 4.0 m			
Co-op Food Knightthorpe Rd 3.8		Anytime Fitness Loughborough	4.0 m		
Lidl Loughborough	3.8 mi	LivingWell Health Club East Midlan413 m			
Morrisons Loughborough	n 3.8 mi Punchin Pandas Children's Martial 🚓 i				
TRAIN STATIONS		NURSERY SCHOOLS			
Loughborough	4.8 mi	Moors Farm Day Nursery	1.7 m		
East Midlands Parkway	6.0 mi	Robert Bakewell Playgroup	3.4 m		
Barrow upon Soar	8.0 mi	Children 1st Shepshed	3.7 m		
Long Eaton	8.2 mi	The Oak Treehouse	3.7 m		
Sileby	9.9 mi	Hind Leys PS	3.7 m		
PRIMARY SCHOOLS		HIGH SCHOOLS			
Long Whatton CE PS	0.1 mi	Hind Leys Community College	3.7 m		
Sutton Bonington PS	2.8 mi	Shepshed High Sch 3.			
Robert Bakewell PS	3.4 mi	Limehurst Academy	4.2 m		
St Botolphs CE PS	3.6 mi	Charnwood College	4.4 m		
Belton CE PS	3.7 mi	The Garendon High Sch	4.5 m		

# Discover Long W batton











Lounge



Lounge



Lounge



Dining Room



Dining Room



Dining Room



**Utility Room** 



**Utility Room** 





Master Bedroom



Master Bedroom Wardrobe



Entrance Hall



Master Bedroom



**Ensuite Shower Room** 



**Entrance Hall** 



Master Bedroom



Bedroom









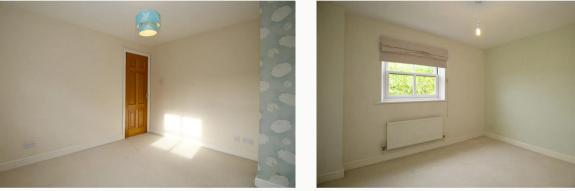


Bedroom Bedroom Bedroom









Bedroom Bedroom Bedroom







Bedroom Bedroom Bathroom



Bathroom



Bathroom



First Floor Landing



Second Floor Landing



Water Closet



Garden



Garden



Garden Ga



Garden





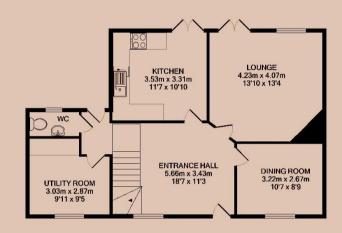
Car Port Car Port

Available	Comes	Bedrooms	Receptions	Bathrooms	Parking	Postcode
From 20/11/2023	Unfurnished	4	2	2	Double garage	LE12 5DA



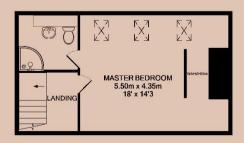
 Rent
 Deposit
 EPC
 Council Tax Band
 ID
 Updated

 £1,700 pcm
 £1,960
 76 | C
 E
 #9259
 05/07/2025



GROUND FLOOR





1ST FLOOR 2ND FLOOR

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Design and marketing are at the heart of our approach. With most people now looking for property online, we can get our clients' properties in front of as many people as the most prominent national agents. Where we differ is in the quality of our work. We create stunning digital particulars that highlight the individual attributes of every property we market, with videos and floor plans as standard.



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