



## Piper Close, Loughborough, LE12 5DH

**£349,950**

Situated on Piper Close in the sought-after village of Long Whatton, this detached property offers a practical and comfortable home with versatile living spaces. The accommodation comprises two well-proportioned bedrooms, a bathroom, a separate shower room, a lounge, a dining room, a sunroom, and a kitchen, providing plenty of space for everyday living and entertaining.

Externally, the property benefits from a single garage and a driveway, offering ample parking and storage. The sunroom adds a bright and flexible space, ideal for relaxing or enjoying views of the garden.

Long Whatton is a friendly village with a strong sense of community, local amenities, and attractive surrounding countryside. The property provides a quiet yet accessible setting, making it suitable for families, couples, or anyone looking for a practical and comfortable home in a desirable location.

# Piper Close, Loughborough, LE12 5DH

## Entrance Hallway

Radiator, Upvc door to the front.

## Bedroom

Upvc window to the front. radiator and extensive fitted wardrobes.

## Fitted Kitchen

With a comprehensive range of modern fitted cupboard and work surfaces, stainless steel sink unit , plumbing for a washing machine, Stable upvc door to the side and window to the front, radiator, walk in pantry.

## Downstairs Bathroom

With a four piece suite comprising low level wc, pedestal wash hand basin, panelled bath and separate shower cubicle with fitted shower. radiator.

## Dining Room

Radiator and double doors to the conservatory.

## Conservatory

Upvc construction tiled floor and radiator.

## Lounge

Upvc window to the side, rear and door to the rear,

## First Floor

## Landing

With deep storage cupboards, radiator and loft storage.

## Bedroom One

Upvc window to the rear and radiator.

## Shower Room

Separate shower cubicle, low level wc, pedestal wash hand basin, radiator, velux style window to the rear, Worcester Bosch combination central heating boiler.

## Outside

### Front garden

Lawned front garden, side block paved driveway.

### Single Garage

Power and light, roller electric doors to the front and side personal door.

### Rear Garden

Small rear garden with lawn and flowering and shrub borders. To be included is a felt and timber garden shed.

## Tenure

Freehold

## Council Tax Band

North West Leicestershire Council

Council Tax Band : C

## Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

## General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the

## Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Approximate total area<sup>(1)</sup>

1043 ft<sup>2</sup>

Reduced headroom

58 ft<sup>2</sup>

Floor 0



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |