



**NICK HUMPHREYS**

SALES · LETTINGS · STUDENT

SINCE 1986

**Piper Close, Leicestershire, LE12 5DH**

**£320,000**

## 5 Piper Close, Long Whatton, Leicestershire, LE12 5DH

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.



### **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**

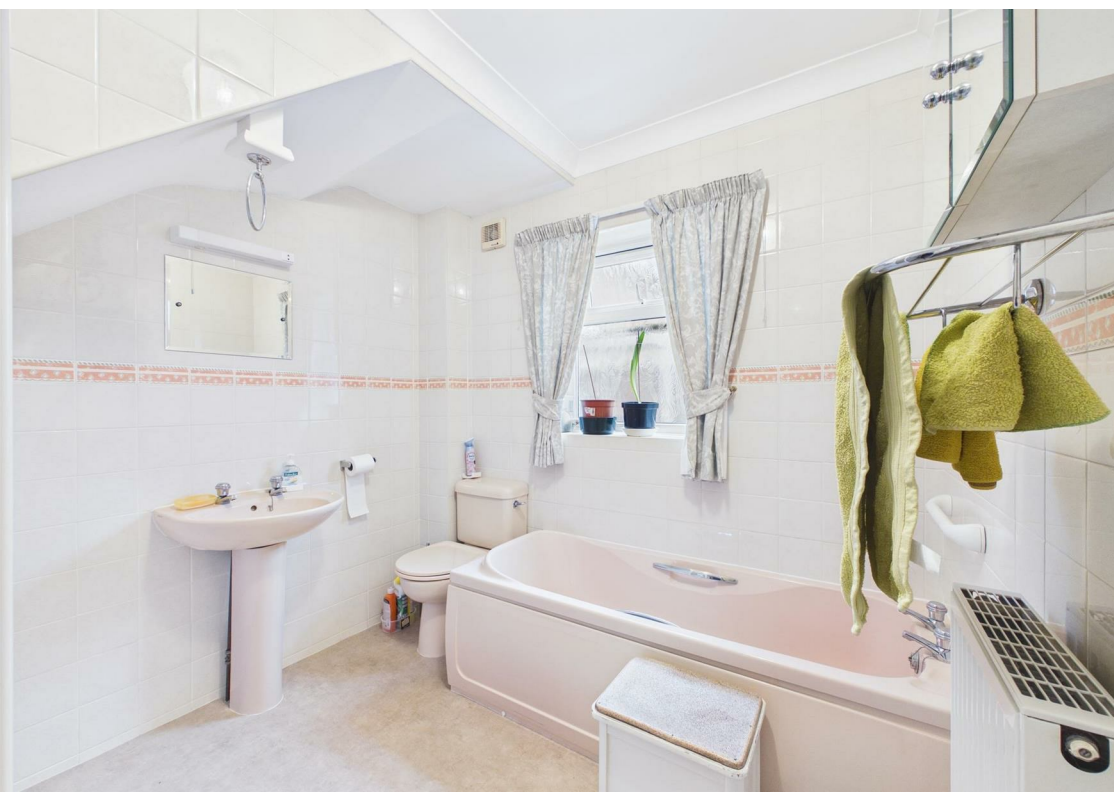
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute

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.







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1043 ft<sup>2</sup>  
Reduced headroom  
58 ft<sup>2</sup>

(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.

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Floor 0



Approximate total area<sup>(1)</sup>  
778 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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