



East End, Long Clawson
£249,950



 SPREY
PROPERTY



A charming character cottage with beamed rooms, an abundance of originality and an open fireplace situated within the Vale of Belvoir village of Long Clawson, dating back to the 1800s. The property offers a warm welcome with the living room off the entrance hallway. An immediate feeling of home and character charm greets you on entrance; with beamed ceilings and open fireplace providing a characterful ambiance. The kitchen/diner provides a number of integrated appliances to include dishwasher, gas hob and oven, with dining space available comfortably for a table of four. Off of the kitchen is a hallway, an extended part of the property, providing a pantry, "under the stairs" storage and leading to the family bathroom. The family bathroom is a generous suite offering WC, sink, bath and shower over the bath. The boiler is housed on the ground floor and is new as of 2024.

Access to the first floor is via a door from the kitchen; stairs rise to the first floor homing three bedrooms, the master benefitting from built in storage and a view of the garden. Bedroom two is equally double in size and has two lots of built in storage and bedroom three is a perfect single bedroom with double built in wardrobes.

Outside, the cottage benefits from having one of the larger plot sizes within the row of cottages. There is a low maintenance patio garden offering two seating areas - ideal for summer lunches and morning breakfasts. A pathway leads to an elevated aspect in which there is a lawned area, greenhouse and further patio area currently homing an undercover seating area. The current vendors have thoroughly enjoyed residing at this property, it is a characterful country cottage with beamed ceilings and wouldn't want more! Situated within the Vale of Belvoir and its beautiful views, being in a friendly village which is well-serviced with amenities such as the deli, doctors surgery and public house.





All mains' services
Tenure: Freehold
Council Tax Band: C
EPC Rating: D

Entrance Hall: 1.53m x 0.97m (5' x 3'2")

Living Room: 2.93m x 5.35m (9'7" x 17'6")

Kitchen: 3.17m x 3.02m (10'5" x 9'11")

Bathroom: 2.93m x 1.61m (9'7" x 5'3")

Bedroom One: 3.18m x 3.06m (10'5" x 10')

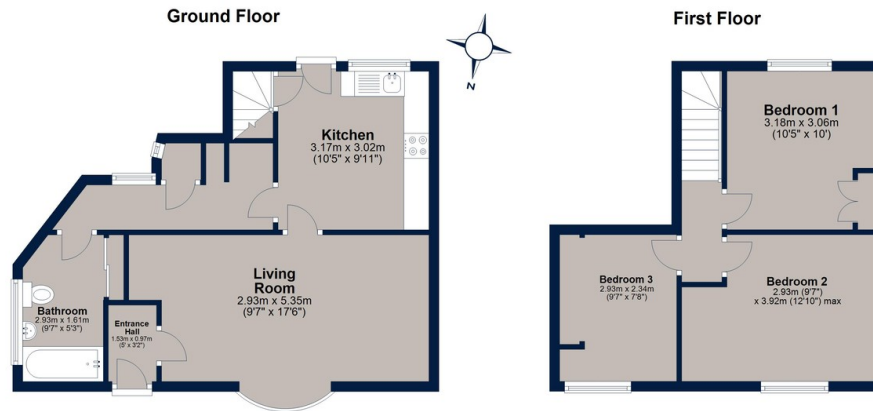
Bedroom Two: 2.93m (9'7") x 3.92m (12'10") max

Bedroom Three: 2.93m x 2.34m (9'7" x 7'8")





East End, Long Clawson



Total area: approx. 72.5 sq. metres (780.1 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

Long Clawson is a popular and well-serviced village situated within the Vale of Belvoir. The village benefits from a highly-regarded primary school, public house and shop too. There is also a great doctor's surgery, cafe and hairdressers too, situated on The Sands which is known as the 'hub of the village'. There are plentiful footpaths in and out of the village and the Grantham canal is nearby too.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements