



WEST END, LONG CLAWSON

Offers In Region Of £489,950

Four Bedrooms

Freehold



DETACHED HOUSE

CHAIN FREE

FLEXIBLE ACCOMODATION

LOCAL SCHOOLS NEARBY

DRIVEWAY AND GARAGES

CORNER PLOT

VILLAGE AMENITIES

NORTH OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

info@middletons.uk.com





Offered with no upward chain this Detached, Dormer style four bedroom house situated in the village of Long Clawson. The village is well placed for commuting via the A52 and A46 with good access to the A1 and M1 and convenient for Grantham with its high speed trains to Kings Cross in just over an hour.

The accommodation on offer lends itself to multi-generational living and comprises; spacious entrance hall, open-plan kitchen diner, utility room, lounge, wet room, sitting room/bedroom four and two conservatories to the ground floor. Three bedrooms, one ensuite and a family bathroom to the first floor. Outside the property benefits from generous corner plot providing ample off road parking, double garage and a private rear garden.

PORCH 4' 0" x 4' 3" (1.22m x 1.3m) Composite door into the porch with a further composite door into the entrance hall.

ENTRANCE HALL 14' 9" x 15' 5" (4.5m x 4.7m Max) Spacious hallway having stairs rising to the first floor, cloak cupboard with door through to the garage, radiator, underfloor heating, tiled flooring and doors off to;

KITCHEN/BREAKFAST ROOM 22' 6" x 16' 11" (6.88m x 5.18m) Spacious open-plan kitchen diner creating a fantastic space to cook and entertain. The kitchen is fitted with a generous range of contemporary wall, base and drawer units with integral breakfast bar, granite work surfaces, under mount one and a half bowl stainless steel sink with mixer tap over, Lamona range cooker with extractor hood over, integrated dishwasher and fridge freezer. Dual aspect windows, walk-in pantry providing plenty of storage, tiled flooring with under floor heating continuing through to the dining area which has a further two dual aspect windows, two radiators and a TV point.

UTILITY ROOM 11' 3" x 6' 9" (3.45m x 2.06m) Fitted with wall and base units with work surface over, stainless steel sink and drainer unit with mixer tap over, space and plumbing for a washing machine and space for a freestanding fridge freezer. Wall mounted Worcester boiler, radiator, external door to the garden and tiled flooring.

SITTING ROOM 22' 6" x 11' 3" (6.86m x 3.43m) Nicely proportioned reception room having French doors and two windows to the first conservatory and further French doors with side panels to the rear garden allowing plenty of natural light to fill the room. Feature fireplace with multi-fuel burning stove on a granite hearth and beam mantle, triple radiator, carpet flooring and tv point.

CONSERVATORY 20' 9" x 10' 7" (6.35m x 3.23m) Large conservatory having French doors to the garden, triple radiator, wall lights, electrical sockets and laminate wood flooring.

WET ROOM 8' 0" x 6' 9" (2.46m x 2.06m) Comprising of a close coupled WC and vanity unit wash hand basin, shower area, heated towel rail, obscure glazed window and extractor fan.

DINING ROOM/STUDY/ BED FOUR 11' 5" x 10' 4" (3.48m x 3.15m) Being adjacent to the wet room makes this an ideal bedroom for a dependent relative or could also be utilised as a dining room. Having a window over looking the rear garden and French doors to the second conservatory, radiator and carpet flooring and a TV point.

CONSERVATORY 20' 0" x 8' 5" (6.10m x 2.59m) Having French doors to the garden, triple radiator, wall lights, electrical sockets and laminate wood flooring.

LANDING Taking the stairs from the entrance hall to the galleried landing which has four eaves storage cupboards, part pitched ceiling with inset spot lights, Velux window to the rear, radiator, carpet flooring and doors off to;

MASTER BEDROOM 17' 3" x 11' 1" (5.26m x 3.38m) Generous double room having dual aspect windows to the front and side aspects with views of the green, integral eaves storage and fitted wardrobes, part pitched ceiling with inset spot lights, TV point, radiator and carpet flooring. Door to the ensuite shower room.

ENSUITE 6' 9" x 5' 2" (2.06m x 1.6m) Comprising of a quadrant shower cubicle with shower riser, close coupled WC, vanity unit wash hand basin and a heated towel rail. Velux window, tiled walls and flooring.

BEDROOM TWO 11' 1" x 10' 7" (3.4m x 3.25m) Further double room having dual aspect windows with views of the green, fitted wardrobe's, eaves storage, TV point, part pitched ceiling with inset spot lights, radiator and carpet flooring

BEDROOM THREE 14' 9" x 8' 9" (4.52m x 2.67m) Having two Velux windows, window to the side aspect, fitted cupboards to the eaves, TV point part pitched ceiling with inset spot lights, radiator and carpet flooring.

BATHROOM 6' 9" x 6' 7" (2.08m x 2.03m) Comprising of a 'P' shaped bath with shower riser over and folding shower screen, wall mounted wash hand basin and vanity unit, close coupled WC and a heated towel rail. Obscure glazed Dorma window, inset spot lights, tiled walls and flooring.

FRONT ASPECT Occupying a generous plot and set back from the road with ample off road parking, post and rail fencing with mature hedging and flower and shrub beds to the boundary, outside tap and integral double garage with security lighting.

DOUBLE GARAGE 15' 7" x 17' 8" (4.75m x 5.41m) Having twin electric roller shutter doors, power and lighting, personal door to the side.

REAR GARDEN Private rear garden having paving to each side of the property and to the rear with a formal lawn and large decked seating area, flower and shrub borders, garden tap, garden shed and gates each side giving access to the front.

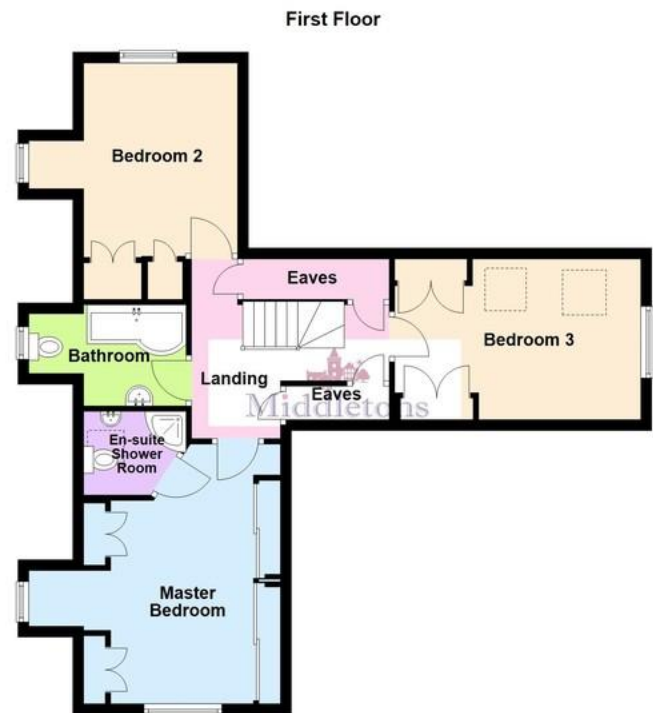
AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.









This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

01664 566258
www.middletons.uk.com
info@middletons.uk.com

THE PROPERTY OMBUDSMAN
 Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.