



LONG CLAWSON, MELTON MOWBRAY



Asking Price Of £650,000

Five Bedrooms

Freehold

DETACHED HOUSE

GARAGE AND DRIVEWAY

TWO ENSUITES

HOME OFFICE/STUDY

GENEROUS GARDEN

LOCAL SCHOOLS NEARBY

GOOD COMMUTER LINKS

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND F

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Beautifully presented five bedroom detached house enjoying a generous plot situated in the well serviced 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 comprises; entrance hall, cloakroom, lounge, dining room, breakfast kitchen, utility room and a home office to the ground floor. Five bedrooms, two ensuites and a family bathroom to the first floor. Outside the property benefits from ample off road parking, double garage, newly erected pergola and outdoor kitchen/seating area and a good sized garden.

ENTRANCE HALL A glazed door opens into the generous entrance hall, having stairs rising to the first floor landing, radiator, tiled flooring and oak doors off to;

CLOAKROOM 5'3" x 5'10" (1.62m x 1.78m) Comprising of a close coupled, push button dual flush WC, wall mounted wash hand basin and a heated towel rail. Obscure glazed window, storage cupboard with oak doors, tiled walls and flooring.

LOUNGE 14'6" x 21'6" (4.44m x 6.56m) Spacious dual-aspect lounge bathed in natural light, thanks to the window to the front and French doors that lead seamlessly onto the patio-perfect for summer evenings and entertaining. Feature open fireplace with a tiled hearth, two radiators for all year round comfort, TV aerial point and oak wood flooring throughout.

DINING ROOM 12'4" x 11'3" (3.76m x 3.44m) The open-plan dining room leads seamlessly into the kitchen and features French doors opening onto the patio, LED lighting a radiator, and sleek tiled flooring that continues through to the kitchen for a cohesive finish.

KITCHEN/BREAKFAST ROOM 13'7" x 10'9" (4.15m x 3.29m) Beautifully appointed oak kitchen having a generous range of stylish wall and base units with soft under-lighting topped with granite work surfaces, under mount double sink with mixer tap over, housing for a fridge freezer and a central island breakfast bar. Integrated Smeg dishwasher, and a Range Master cooker with extractor hood over. Window overlooking the rear garden, LED lighting and radiator.

UTILITY ROOM 7'6" x 8'4" (2.31m x 2.56m) Fitted with oak wall, base and drawer units topped with granite worksurfaces with an under mount sink and mixer tap. Integrated combination microwave oven, space and plumbing for a washing machine and under counter fridge. Window and external door to the garden, radiator, LED lighting and an extractor fan.

OFFICE 9'8" x 11'8" (2.97m x 3.56m) This versatile space could lend itself for many uses, having a window, radiator, LED lighting and oak wood flooring.

LANDING Taking the Oak staircase to the first floor landing having a feature arched window mid-way, LED lighting, carpet flooring and oak doors off to;

BEDROOM ONE 14'7" x 12'9" (4.45m x 3.90m) Having a window to the front aspect, radiator, LED lighting, carpet flooring and access through to the dressing room.

DRESSING ROOM 8'4" x 8'6" (2.55m x 2.60m) Having a window to the rear aspect, radiator, LED lighting, carpet flooring and a door to the ensuite.

ENSUITE 7'10" x 8'3" (2.41m x 2.53m) Comprising of a shower cubicle, panel bath, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, LED lighting, extractor fan, part tiled walls and tiled flooring.

STUDY 11'8" x 7'5" (3.58m x 2.27m) Having a window to the front aspect, radiator, wood flooring and door through to bedroom two.

BEDROOM TWO 18'0" x 14'9" (5.5m x 4.52m) Another generous double room having two Velux windows, French doors to the Juliette balcony, two radiators, spotlights, carpet flooring and door to the ensuite.

ENSUITE 3'9" x 7'6" (1.16m x 2.30m) Comprising of a shower cubicle, low flush WC, pedestal wash hand basin and a heated towel rail. LED lighting, extractor fan, part tiled walls and tiled flooring.

BEDROOM THREE 10'9" x 13'8" (3.29m x 4.18m) Having a window overlooking the rear garden, radiator and carpet flooring.

BEDROOM FOUR 10'2" x 11'8" (3.11m x 3.58m) Having a window to the side aspect, radiator and carpet flooring.

BEDROOM FIVE 10'9" x 9'6" (3.29m x 2.92m) Having a window overlooking the rear garden, radiator, built-in storage cupboard and wood flooring.

BATHROOM 6'9" x 9'10" (2.08m x 3.02m) Comprising of a double ended bath, shower cubicle, close coupled, push button dual flush WC, wall mounted wash hand basin and a heated towel rail. Obscure glazed window, LED lighting, part tiled walls and tiled flooring.

FRONT ASPECT A private driveway opens to ample off-road parking and a double garage, framed by courtesy lighting and a welcoming storm porch. To the side, a timber pergola stands ready to host an outdoor kitchen and seating area-a blank canvas for summer gatherings, al fresco dining or peaceful evening retreats.

DOUBLE GARAGE 20'2" x 19'6" (6.15m x 5.96m) The property benefits from a spacious garage featuring two manual up-and-over doors, internal power and lighting for added convenience, and a rear personnel door providing easy access to the garden.

GARDENS An extensive paved patio spans the rear of the property, ideal for alfresco dining or relaxed summer evenings, beautifully enhanced by courtesy lighting and a convenient garden tap. Beyond, a formal lawn is bordered by timber fencing and framed by mature shrubs, offering both privacy and seasonal colour. To the side, gated access opens onto a further paved area-perfect for discreet storage or ease of access.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middleton's, 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.



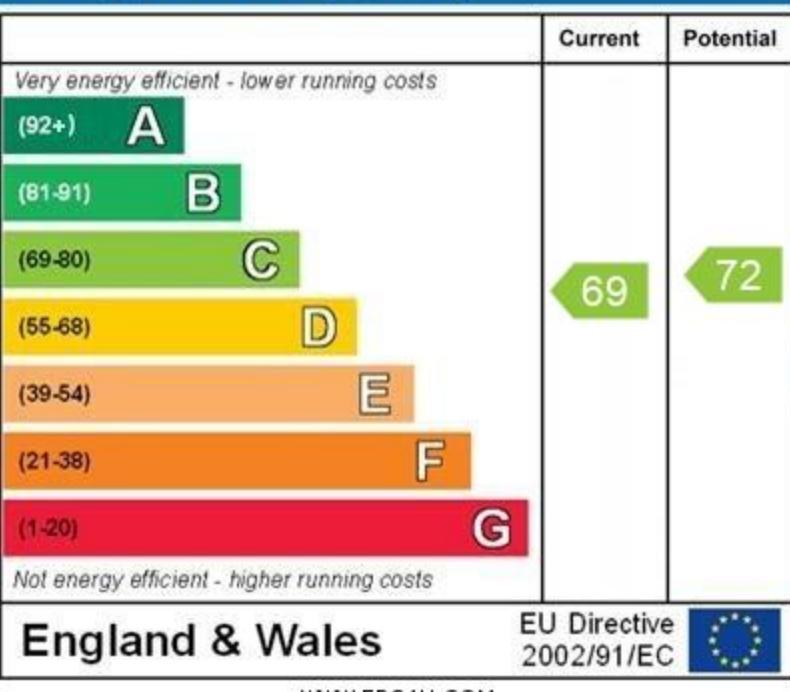






This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Energy Efficiency Rating



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THE PROPERTY OMBUDSMAN

Approved Redress Scheme

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