

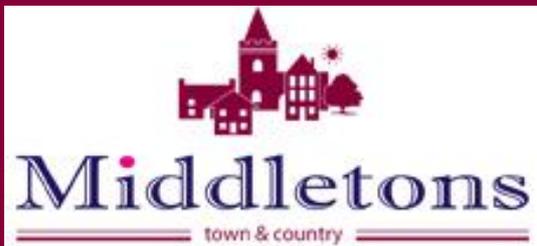


## SAXON MEADOW, LONG CLAWSON

Asking Price Of £289,900

Three Bedrooms

Freehold



THREE BEDROOMED SEMI DETACHED

DESIRABLE VILLAGE LOCATION

SITUATED DOWN A PRIVATE DRIVE

ON THE OUTSKIRTS OF THE VILLAGE

SMALL DEVELOPMENT OF TEN PROPERTIES

AVAILABLE SPRING 2021

HIGH SPECIFICATION THROUGHOUT

LUXURY MODERN DAY LIVING

01664 566258

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## ABOUT MILL VIEW

Striking the perfect balance between history and modernity, Mill View brings together an attractive collection of high-quality two, three, four and five bed homes. It enjoys a private drive that leads to the development, a luxury in any modern day living. Each of the homes exhibit a design sympathetic to its village location but has been created with modern living in mind. The external finishes include red clay pantile roofs, block paving driveways, oak porches and Farrow and Ball paint. Construction includes a natural stone plinth course and "Birtley Olde English" brickwork as architectural details to complement the historical elements of Long Clawson. The distinctive homes feature an outstanding specification throughout, offering contemporary, urban living.

## LOCATION

Long Clawson is a peaceful village located in the county of Leicestershire, in the district of Melton Mowbray. Situated in the heart of the English countryside, Long Clawson enjoys beautiful scenery, surrounded by open space. Part of the town's character lies in its appeal to families. This desirable location is perfectly positioned so that local amenities can be found right on your doorstep, with pubs, schools and a village store just minutes away. There is a play park for children as well as a primary school and a medical practice in the catchment area. It also boasts strong transport links and with so much to offer, Long Clawson is a haven for homebuyers who are looking for a special place to call home.

## AMENITIES

There is a recently refurbished freehouse pub, The Crown and Plough, located within a Grade II listed building, serving a variety of local cuisine. The village has a main street and is home to red brick farm buildings and houses, most dating back to the 18th century and many of them listed. Other amenities include a Baptist Church, a village store, a café deli as well as the Long Clawson Medical Practice. There is also a play park that offers a wonderfully safe environment for children. Long Clawson has a population of about 1,019 (2011 census). The historic and vibrant market town of Melton Mowbray lies south-west of Long Clawson, offering an array of specialist shops, bistros and cafes. It is home to a number of food and drink festivals that take place throughout the year, as well as regular street markets, farmers markets and a renowned antiques market. Rutland Water, one of the largest man-made lakes in Europe, can be found approximately 14 miles away. It is a highly popular natural reserve that offers water sports, walking and cycling routes as well as stunning scenery.

## TRANSPORT LINKS

There are excellent transport links that offer an easy commute to nearby cities. The historical and vibrant city of Nottingham lies just 16.5 miles to the North, offering an abundance of shops, restaurants and places of cultural interest. The city of Grantham and Loughborough are just 16 and 26 miles from Long Clawson, all within easy access by either the A46 or M1.

## SCHOOLS

Long Clawson Church of England Primary School, located at the heart of the Long Clawson community, is a flourishing village school. There are three secondary schools located in the nearby market town of Melton Mowbray, as well as eight further primary schools.

## PERSONALISE YOUR HOME

Reserve early for an opportunity to buy off plan, giving you the ability to take advantage of a number of personal choices. Typical choices include: Kitchen style and colour, Granite worktops, Doors and handles, Wall and Floor tiles.

## USEFUL INFORMATION

The property is registered for the Help To Buy Scheme. There is a £500 reservation fee, please ask for details. For information on fixtures, fittings and detailed specifications please contact Middletons.

## LIVING/DINING ROOM

15' 3" x 15' 1" (4.667m x 4.605m)

## KITCHEN

12' 2" x 8' 1" (3.732m x 2.470m)

## HALL

12' 3" x 3' 11" (3.740m x 1.2m)

## STORE ROOM

2' 6" x 2' 6" (0.78m x 0.78m)

## WC

5' 5" x 2' 6" (1.660m x 0.78m)

## BEDROOM 1

15' 3" x 9' 9" (4.667m x 2.995m)

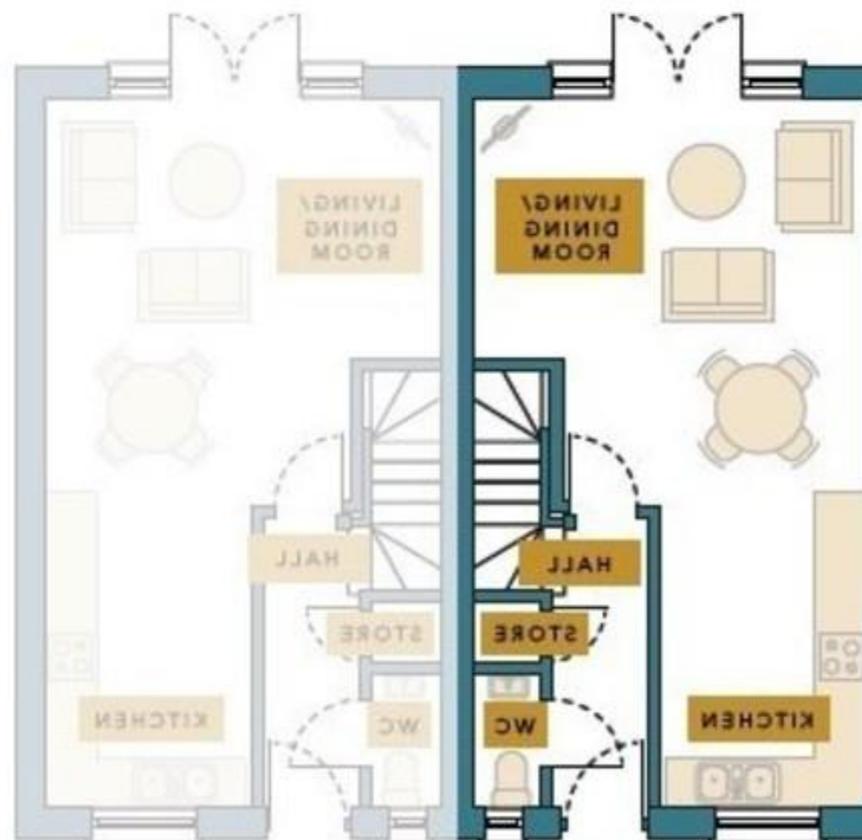
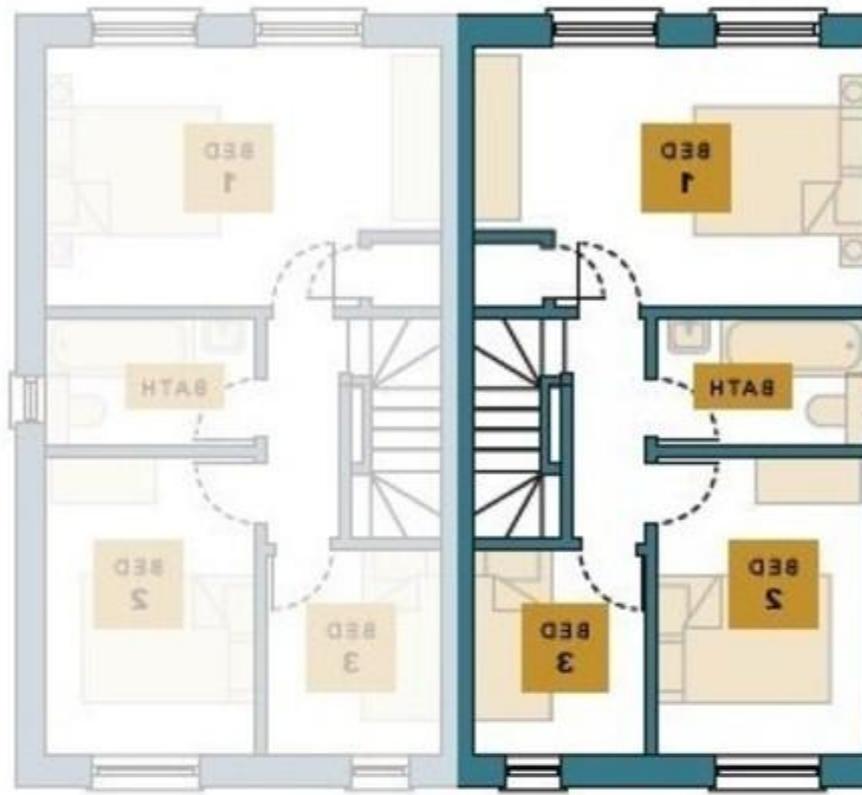
## BEDROOM 2

11' 3" x 8' 2" (3.442m x 2.5m)

## BEDROOM 3

7' 11" x 6' 9" (2.432m x 2.067m)

## BATHROOM



*Artwork, plans and square footage provided by the builder.  
Floorplans to be used as a guide only and may not to be scale.  
If you require more detailed information please ask.*

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**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.