



62 KINGS ROAD

LONG CLAWSON, MELTON MOWBRAY, LE14 4NP

Guide price
£80,000

A two-bedroom detached property, offered for sale as 50% Shared Ownership. The ideal purchase for those buyers looking for their first home and step onto the property ladder.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Recently Renovated....



Viewing Highly Recommended

ACCOMMODATION

Description

Located in the popular village of Long Clawson, this detached property is ready to move into and is offered with 85% Shared ownership. Internally, the property is neatly presented and has a spacious living room and kitchen dining area downstairs. The kitchen is fitted with a range of matching base and eye level units and work surface areas and there is ample space for appliances. There is space for a dining table and chairs and a door opening onto the patio area of the garden. The living room is the ideal space to relax while reading a book or watching TV and has a feature fire with traditional surround.

Upstairs you'll find two bedrooms and family bathroom. The bathroom is fitted with a recently fitted white suite to include panel enclosed bath, WC, and wash hand basin.

Outside, to the front, is a driveway for two vehicles while to the rear is an enclosed garden with two patio seating areas and steps to a raised lawn.

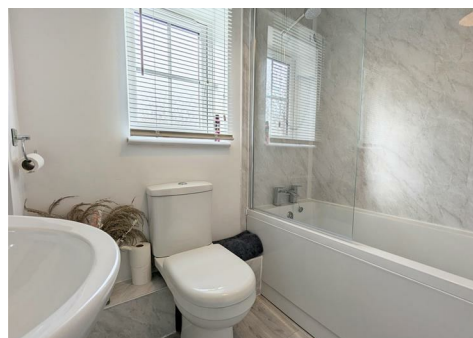
Long Clawson is a village in the Melton district and the county of Leicestershire, enclosed by farmland and in the Vale of Belvoir. The village is one of only six in England where Stilton Cheese is manufactured and there are several local village amenities to include a primary school, shop, and a public house. The village is located perfectly for those buyers that commute to the bigger cities of Leicester and Nottingham.

Book your tour today with our County Chambers office in Melton Mowbray.

ESTATE AGENTS NOTE: The current vendor is open to negotiations towards a contribution for the cost of a new lease.

WHAT3WORDS

///deploying.dignity.pickle



GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF.
Tel:- 01664 560181

TENURE: Leasehold, vacant possession upon completion.

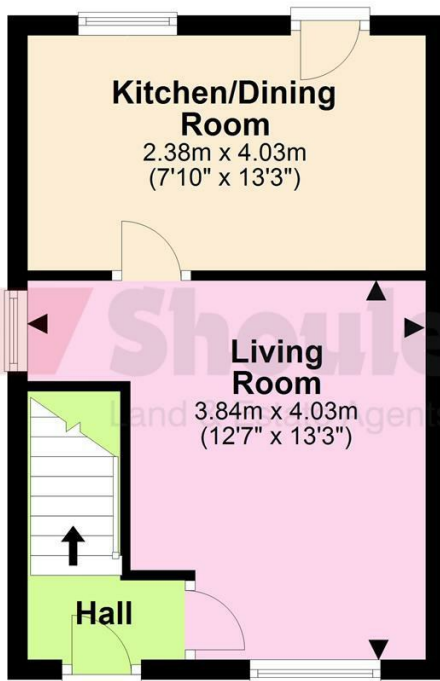
SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: Melton Borough Council

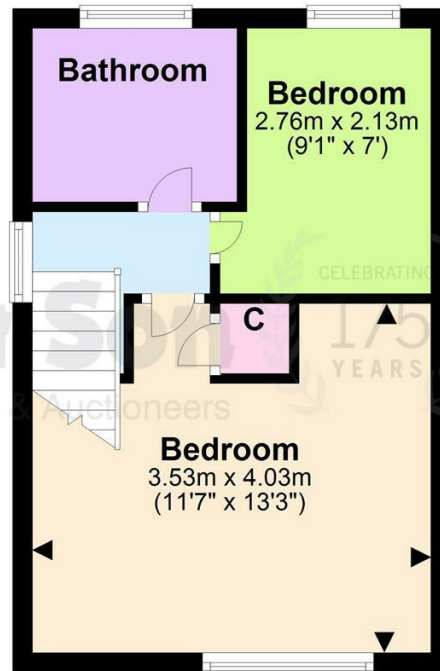
VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

FLOOR PLAN

Ground Floor



First Floor



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.

County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

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