

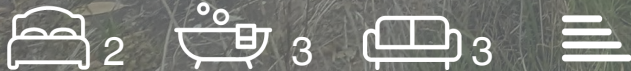


# 47 EAST END

LONG CLAWSON, MELTON MOWBRAY, LE14 4NG

Guide price

**£425,000**



## ACCOMMODATION

BEST AND FINAL OFFER to reach Shouler & Son by 12 noon, on Friday 1st March 2024 either in a sealed envelope or via email attachment to [r.cleaver@shoulers.co.uk](mailto:r.cleaver@shoulers.co.uk)

This Bungalow is perfect if you want a project to put your own stamp on. It is in the ever-popular village of Long Clawson and has versatile accommodation on a generous plot. Book your property tour today.

### Description

Welcome to Nutwood, East End Long Clawson. This popular village in the Vale of Belvoir is enclosed by farmland and, of course, is famous for producing Stilton Cheese. The village centre has a public house and convenience store, and the village is served well by the town of Melton Mowbray and the City of Nottingham.

Nutwood sits on a generous plot with plenty of off-road parking, front and rear gardens, and a superb double garage. Internally, the property has spacious and versatile accommodation. There is a large living room which ideal for relaxing and spending time with family. The dining area is perfect for formal occasions and entertaining and has a serving hatch to the kitchen which well equipped and fitted with matching base and eye level units. A cloakroom and separate utility room serve the kitchen well and provide extra appliance space and somewhere to level coats and shoes before entering the main accommodation. The cloakroom would be particularly useful for those buyers with pets on a rainy day, using the side door to the lobby.

There are two bedrooms, the principal





bedroom having en-suite facilities and a second bedroom which has the access to the conservatory. There is a separate family bathroom and a separate WC which complete the property.

The chances are you'll want to redecorate and replace flooring, kitchen, and the bathrooms. There's scope to reconfigure the inside or, subject to planning permission, replace the conservatory with a permanent extension to add value.

For those buyers that work from home or need a separate study, there is a room next to the garage which is perfect for this. It could also be a home gym.

The gardens need some attention, but they are private with plenty of outdoor space to make your own.

This property offers a great "blank canvas" to put your own mark on, and being a bungalow in an extremely popular village location we are expecting a lot of interest. Book your tour today with our office at County Chambers, Melton Mowbray.

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

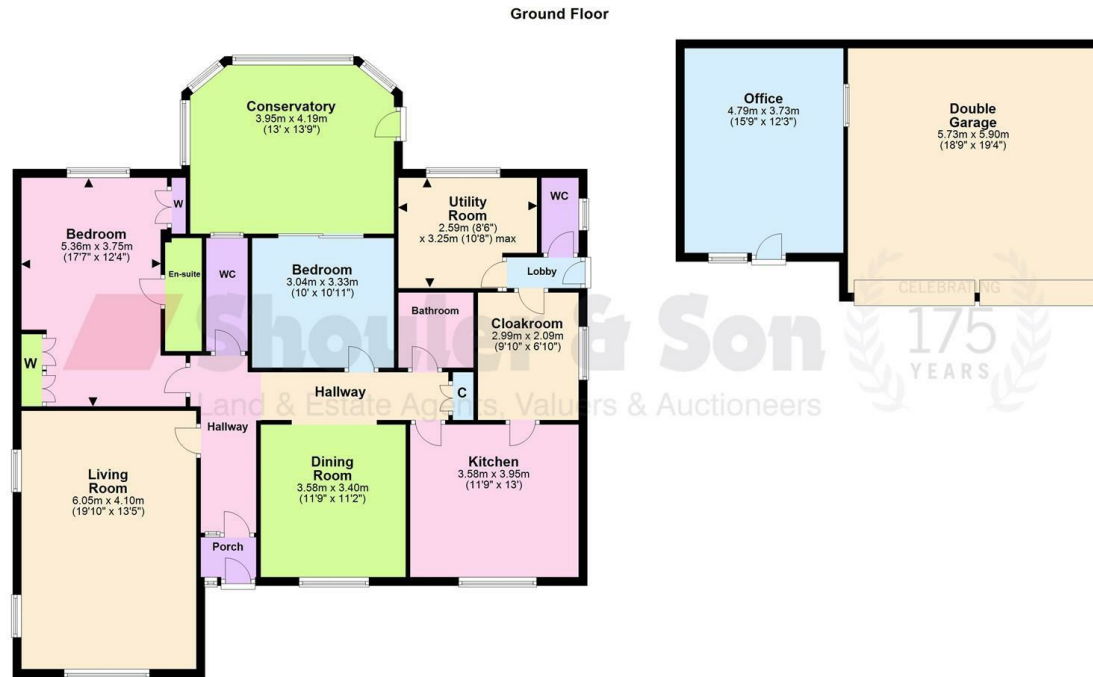
**TENURE:** Freehold, vacant possession upon completion.

**SERVICES:** Mains electricity, gas, water and drainage.

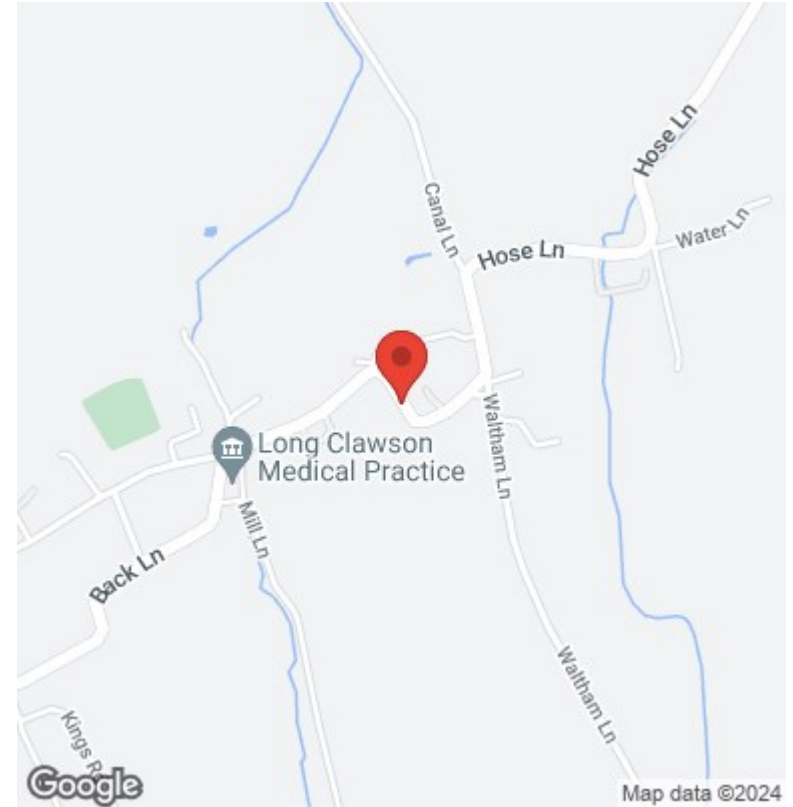
**COUNCIL TAX:** Melton

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

## Floor Plan



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
102-110	A		
81-101	B		
62-80	C		
43-61	D		
25-42	E		
9-24	F		
1-8	G		

Not energy efficient - [aqter.energy.com](https://www.aqter.energy.com)

England & Wales EU Directive 2002/91/EC