



Rushland Cottage, 10 Church Lane, Long Clawson,
LE14 4ND

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Detached Character Cottage
- Three Bedrooms
- Two Reception Rooms
- Bathroom & Shower Room
- Breakfast Kitchen & Utility
- Off-Road Parking
- Extensive Gardens
- Exposed Beams
- EPC Rating E
- Freehold

£550,000





A spacious and extended, detached character property having a wealth of features including exposed beams, latch and brace doors and stripped wooden floorboards. Having the benefit of gas central heating and timber double glazing, the accommodation comprises in brief, entrance porch, sitting room, living/dining room, rear lobby, breakfast kitchen and utility/boot room. On the first floor are three good sized bedrooms, an en-suite shower room and family bathroom. There are stairs up to a second floor attic room which is used for storage. Outside to the front is a substantial gravelled area providing ample off-road parking, gated access to an enclosed area laid to lawn with mature shrubs and trees which wraps around the house with a paved patio seating area.

Accessed via glazed door into the entrance porch with windows either side, radiator and tiled flooring, door through to the spacious, light and airy sitting room with windows either side, stripped wooden floorboards, exposed beams to the ceiling, feature brick fireplace, latch and brace doors through to living, dining room and stairs rising to the first floor and under stair storage cupboard, The living/dining room has a feature cast iron fireplace with wooden surround and brick hearth, fitted cupboards either side, exposed beams to the ceiling, stripped wooden floorboards and French doors to the side aspect. A particular highlight of the property is the bespoke breakfast kitchen fitted with a range of solid wood wall and base units, Belfast sink, mixer tap, tiled splash backs, eye level double oven, gas hob with a stainless steel extractor canopy above, integrated appliances, space and plumbing for a dishwasher and freestanding 'American' style fridge freezer, tiled floor, space to dine, exposed beam to the ceiling and French doors leading to the paved patio seating area.





On the first floor are three good sized bedrooms, the main bedroom having an en-suite shower room with a white three piece suite comprising a low flush WC, wash hand basin set in a vanity unit, shower cubicle and heated towel rail. The huge family bathroom has a three piece white suite comprising a low flush WC, wash hand basin and bath with a shower attachment, feature solid wood shelving and exposed beams, tiled floor and stairs rising to a useful attic room used for storage. The gravelled driveway provides ample off-road parking with gated access to an enclosed area laid to lawn which wraps around the house with a paved patio seating area and garden shed.

Long Clawson is a most sought after village situated within the delightful Vale of Belvoir approximately six miles from the market town of Melton Mowbray. The Dairy has been making English cheeses for over a century, including the award winning Blue Stilton and Red Leicester. There is a recently restored windmill which is Grade II listed conspicuous on the skyline from the South. The popular Crown and Plough public house lies in the centre of the village and serves freshly cooked, locally sourced food. There is a Primary School, a convenience village store and a thriving Village Hall.



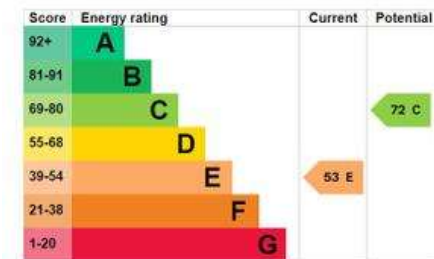




TOTAL FLOOR AREA: 1797.00sq. ft. (166.95 sq. m.) approx.

We have made every effort to ensure the accuracy of the floorplan contained here, measurements of floor, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hectoprint 8/2012

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: E

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.