



12 Hollytree Lane, Long Clawson, LE14 4NJ

 **NEWTON FALLOWELL**



## Key Features

- Modern Mid-Terrace Home
- Two Double Bedrooms
- Living Room
- Breakfast Kitchen
- Family Bathroom
- Off-Road Parking Spaces
- Well Tended Rear Garden
- EPC Rating C
- Freehold

£215,000





Situated in the well serviced village of Long Clawson in the delightful Vale of Belvoir is this mid-terrace house. Offering an ideal opportunity for the first time buyer or investor with accommodation comprising living room and breakfast kitchen with stairs rising to two double bedrooms and a family bathroom. There are off-road parking spaces available and an enclosed rear garden with an array of mature shrubs and bushes, a garden shed and timber panel fencing to the boundaries.

Accessed via the front door into the living room with a double-glazed window to the front aspect, radiator, stairs rising to the first floor, under stair storage cupboard and door leading through to the breakfast kitchen. The kitchen is fitted with a good range of wall and base units, solid woodwork surfaces, a Belfast sink and mixer tap, tiled splashbacks, space for a freestanding cooker with an extractor hood above, integrated washing machine, tiled flooring, combination gas central heating boiler, space to dine, double glazed window and wooden door to the rear garden. Stairs rising to the first floor landing with access to a boarded loft space with a pull down ladder and doors off to two double bedrooms and a family bathroom with a white three piece suite comprising a low flush WC, wash hand basin and bath with an overhead shower and tiled splashbacks.

Outside to the front is a block paved shared driveway to the resident's car park providing parking for a maximum of two vehicles and a designated space for storing wheelie bins. The enclosed rear garden is planted with an array of mature shrubs and bushes, paved patio, outside tap, a garden shed and gated access at the rear to the communal car park.

Living Room 3.48m x 4.2m (11'5" x 13'10")

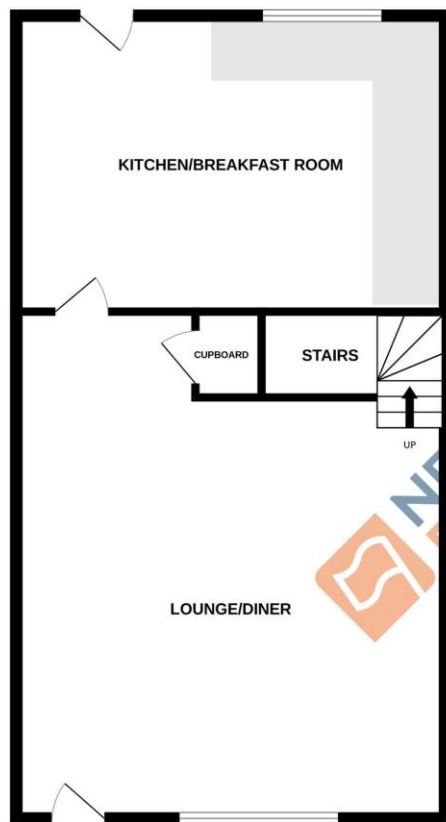
Breakfast Kitchen 3.48m x 3.2m (11'5" x 10'6")

Bedroom One 2.95m x 3.48m (9'8" x 11'5")

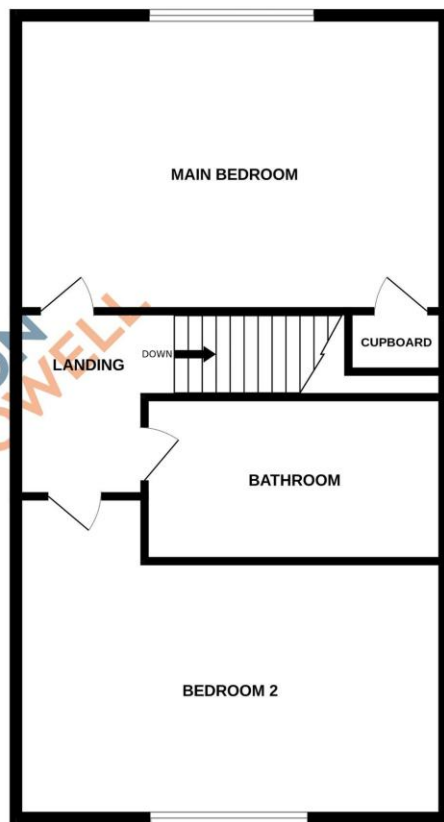
Bedroom Two 2.64m x 3.48m (8'8" x 11'5")

Family Bathroom 1.7m x 2.52m (5'7" x 8'4")

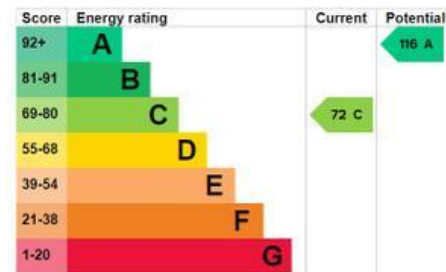
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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.



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

**COUNCIL TAX INFORMATION:**

Local Authority: Melton Borough Council  
Council Tax Band: B

**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.