



The Croft, 4 Saxon Meadow, Long Clawson, LE14 4FL

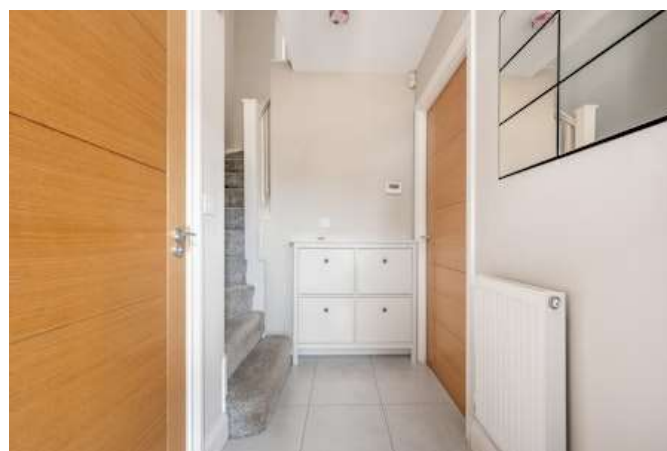
 **NEWTON FALLOWELL**

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Key Features

- Modern Semi-Detached House
- Two Double Bedrooms
- Cloakroom WC
- Open Plan Living, Dining, Kitchen
- Family Bathroom
- Sought After Village Location
- Off-Road Parking
- Countryside Views to Rear
- EPC Rating B
- Freehold

OIRO £280,000





EXCLUSIVE MILL VIEW DEVELOPMENT OF JUST 8 HOMES - HIGH QUALITY BUILD - BREATHTAKING VIEWS TO THE REAR - GENEROUS GARDEN - OPEN PLAN LIVING - TWO DOUBLE BEDROOMS - A MUST SEE

Welcome to The Croft on Saxon Meadow.

Built in 2021 by Water Homes, this lovely, modern semi-detached house is situated in a well maintained cul-de-sac in the desirable village of Long Clawson. Neutrally decorated throughout, the well-presented accommodation comprises in brief, entrance hall, cloakroom WC, and an open plan living, dining, kitchen. On the first floor are two double bedrooms and a family bathroom. There is a substantial block paved frontage providing off-road parking and gated access to an enclosed rear garden.

Accessed via the front door with storm porch into the entrance hall with stairs rising to the first floor and door off to a cloakroom WC with a two-piece white suite and a window to the front aspect. Door leading through to the open plan living, dining, kitchen, a light and airy room with large sliding patio doors leading to the rear garden, TV point, under-stair storage cupboard, and space to dine, opening into a well fitted kitchen with a good array of contemporary wall and base units, straight edge work surfaces, sink and drainer, tiled splashbacks, integrated oven and hob with a stainless steel extractor hood above, space and plumbing for a washing machine, tiled floor and window to the front aspect. Stairs rising to the first floor landing with loft access and doors off to two double bedrooms, both having fitted wardrobes and a family bathroom with a white, contemporary, three piece suite comprising a low flush WC, wash hand basin and bath with an overhead shower and shower screen, tiling to wet areas and window to the side aspect.





This stylish property has plenty of kerb appeal with ample off-road parking to the front and side gated access to an enclosed rear garden with a paved patio, an area laid to lawn and a raised decked seating area with a garden shed at the rear overlooking open field views. Ideal for 'al fresco' dining on a summer evening.



Entrance Hall

Cloakroom WC 1.62m x 0.88m (5'4" x 2'11")

Kitchen Area 2.86m x 2.15m (9'5" x 7'1")

Living / Dining Area 4.7m x 4.39m (15'5" x 14'5")

Storeroom 1.3m x 0.9m (4'4" x 3'0")



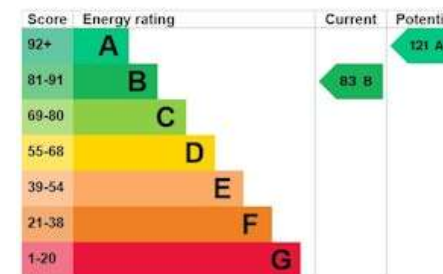
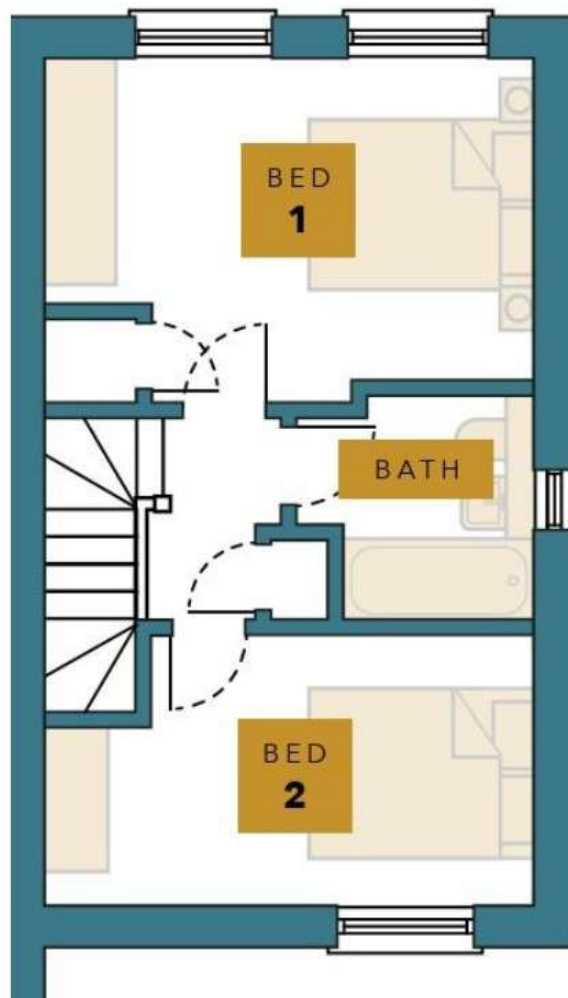
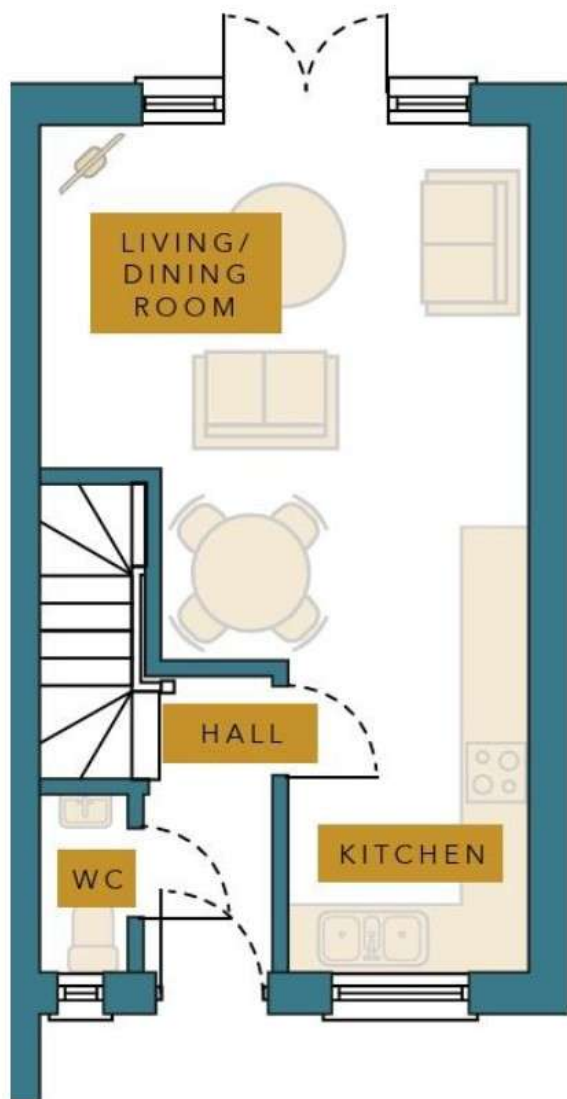
Bedroom One 4.38m x 3.03m (14'5" x 9'11")

Bedroom Two 4.38m x 2.43m (14'5" x 8'0")

Family Bathroom 2.09m x 2.22m (6'11" x 7'4")







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 £62 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.