



Connells

Hollytree Lane
Long Clawson Melton Mowbray



Property Description

A well-presented two-bedroom mid-terrace home with allocated off-street parking, located in the popular village of Long Clawson. The property offers modern living accommodation, a private rear garden and is ideal for first-time buyers or young families.

The accommodation comprises an entrance into a bright living room with stairs rising to the first floor, leading through to a modern fitted kitchen with integrated appliances and access to the rear garden. To the first floor are two well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from an enclosed rear garden offering both patio and lawned areas, along with allocated off-street parking nearby.

Long Clawson is a sought-after village offering local amenities, a primary school and excellent access to Melton Mowbray and surrounding road networks.

Living Room

A bright and well-proportioned living room, stylishly presented and forming the main reception space of the home. The room features attractive herringbone-effect flooring, creating a contemporary yet warm feel, complemented by a striking geometric feature wallpaper to one wall. A front-facing window fitted with white plantation shutters allows plenty of natural light while maintaining privacy.

The staircase rises neatly to the first floor, and a modern pendant light fitting adds a focal point to the room. Finished in a neutral colour palette with sleek skirting and modern electrical fittings, the living room offers an inviting and versatile space ideal for relaxing or entertaining.

Kitchen

A beautifully finished and contemporary kitchen situated at the rear of the property, fitted with a stylish range of dark shaker-style wall and base units complemented by sleek, contrasting work surfaces. The kitchen is further enhanced by striking geometric tiled splashbacks and attractive brass-effect fittings, creating a modern yet characterful space.

Integrated appliances include an electric oven, induction hob with extractor hood above, while there is space and plumbing for a washing machine. A Belfast-style sink with brass mixer tap is positioned beneath a rear-facing window, allowing for excellent natural light and views over the garden. Recessed ceiling spotlights and pendant lighting provide ample illumination, while a rear door offers direct access to the garden, making the kitchen both practical and ideal for everyday family living or entertaining.

First Floor Landing:

Providing access to both bedrooms and the bathroom, the landing continues the neutral décor and carpeted flooring. A loft access hatch is also positioned here, offering additional storage potential.

Bedroom One

A well-proportioned double bedroom positioned to the rear of the property. The room is finished in neutral tones and benefits from a large window allowing for good natural light. An attractive feature wallpaper adds character, while the remainder of the room provides a blank canvas for personalisation.

There is ample space for a double bed and freestanding bedroom furniture, complemented by fitted carpet underfoot. A built-in storage cupboard offers practical wardrobe space, making this an ideal principal bedroom.

Bedroom Two

A bright and neatly presented second bedroom positioned to the front of the property, offering a versatile space ideal for a child's bedroom, home office or guest room. Finished in crisp neutral décor with fitted carpet, the room enjoys good natural light from a front-facing window fitted with plantation shutters, providing both privacy and a clean, contemporary look.

The room offers comfortable proportions for a single bed and freestanding furniture, with a simple layout that allows easy personalisation. A built-in storage cupboard provides practical storage while maintaining usable floor space, making this a functional and adaptable bedroom suited to a range of needs.

Bathroom

A contemporary and well-appointed family bathroom, finished in a clean and modern style. The room is fitted with a white three-piece suite comprising a panelled bath with shower over and glass screen, low-level WC and a stylish vanity unit with countertop basin and integrated storage.

The bathroom features attractive wall panelling, tiled flooring and a mirrored cabinet with inset spot lighting providing both illumination and additional storage. Recessed ceiling spotlights enhance the bright, modern feel, while a heated towel rail adds comfort and practicality. Thoughtfully designed and neatly presented, the bathroom offers a functional yet elegant finish to the accommodation.

Frontage

A paved path leads to the partially glazed front door, which is sheltered by a tiled entrance canopy supported by timber detailing, providing both character and practicality. Overall, the frontage offers a welcoming approach with a sense of privacy and kerb appeal, blending well with the surrounding homes and communal greenery within this attractive village setting.

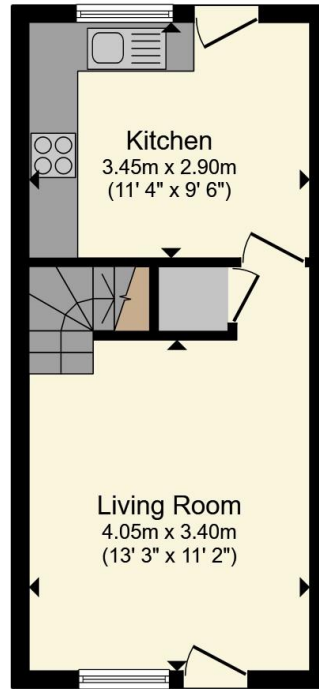
Rear Garden

Accessed directly from the kitchen, the rear garden is fully enclosed by timber fencing, offering a good degree of privacy. A paved pathway leads from the rear door to a secure timber gate, providing convenient rear access, ideal for bins, bikes or garden maintenance.

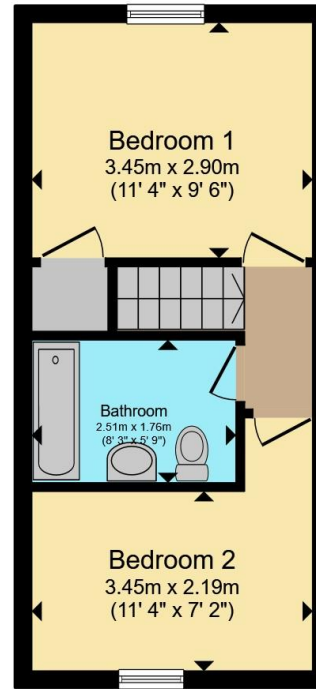








Ground Floor



First Floor

Total floor area 55.0 m² (592 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01664 560 241

E meltonmowbray@connells.co.uk

10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online [connells.co.uk/Property/MOW307932](https://www.connells.co.uk/Property/MOW307932)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MOW307932 - 0003