

Alexanders
MarketMakers.

School Lane
Long Clawson

- Spacious four bedroom bungalow on a generous plot
- Excellent scope for updating and personalisation
- Sitting room with feature fireplace
- Separate dining room and garden room
- Main bedroom with dual aspect and en suite
- Two bedrooms with built-in wardrobes
- Wrap-around gardens with fruit trees
- Double garage with substantial workshop above
- EPC Rating D / Council Tax Band C / Freehold

FOR SALE WITH NO UPWARD CHAIN! Alexanders are delighted to bring to the market this spacious four bedroom detached bungalow, occupying a generous plot within the popular village of Long Clawson. Offering well-proportioned accommodation arranged predominantly over one level, the property is complemented by an integral double garage and a substantial workshop above, creating a rare combination of generous living and additional space.

The accommodation provides a lovely balance of formal and more relaxed living spaces, with a sitting room featuring a large window and feature fireplace, alongside a separate dining room which opens into a delightful garden room overlooking the rear garden. The main bedroom enjoys a dual aspect and benefits from a lovely en suite, while two further bedrooms have the advantage of built-in wardrobes.

A particularly impressive feature is the substantial workshop situated above the double garage. Benefiting from dual-aspect windows together with Velux windows, this bright and spacious area offers excellent potential for a home office, studio, gym, hobby room or simply an extensive storage area. Its generous proportions provide considerable flexibility for a variety of uses, making this an exceptionally useful addition to the property.

Outside, the property is surrounded by established wrap-around gardens, predominantly laid to lawn and complemented by fruit trees and a paved seating terrace. A block paved driveway provides ample parking, while the generous plot provides a lovely setting for the property. Situated within the sought-after village of Long Clawson, the property offers a combination of space, versatility and potential in a desirable village setting.













Accommodation:

The entrance hall provides access to the principal areas of the accommodation, with the sitting room offering a welcoming space centred around a feature fireplace and enjoying plenty of natural light from its large window.

The dining room provides a separate space for entertaining and opens directly into the garden room, creating a lovely connection between the living accommodation and the gardens. The garden room features French doors opening onto the rear terrace.

The generous kitchen provides a practical arrangement of fitted units and work surfaces, with direct access to the rear garden and garage. An external WC is also conveniently positioned nearby.

The main bedroom is a particularly appealing room, enjoying a dual aspect and benefiting from a lovely en suite. Two further bedrooms feature built-in wardrobes, while the fourth bedroom provides additional flexible accommodation. Completing the living accommodation is the family bathroom.

Gardens and land:

The property occupies a generous plot with wrap-around gardens, predominantly laid to lawn and complemented by established fruit trees.

A paved seating terrace provides a pleasant area adjoining the garden room, with the French doors creating a natural connection between the indoor and outdoor spaces. The gardens extend around the property, providing a good degree of space and greenery.

To the front, a block paved driveway provides ample off-road parking and leads directly to the large integral double garage.

Location:

Long Clawson is a well-regarded village within the Vale of Belvoir, surrounded by attractive countryside and a selection of neighbouring villages. The village offers a range of everyday amenities, including a village shop, primary school, public house and community facilities.

The surrounding area provides plenty of opportunities to enjoy the countryside, while the nearby market towns of Melton Mowbray and Grantham provide a wider range of shopping, leisure and commercial facilities. The village also offers convenient access to the surrounding road network, making it well placed for travelling further afield.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band C.




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Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

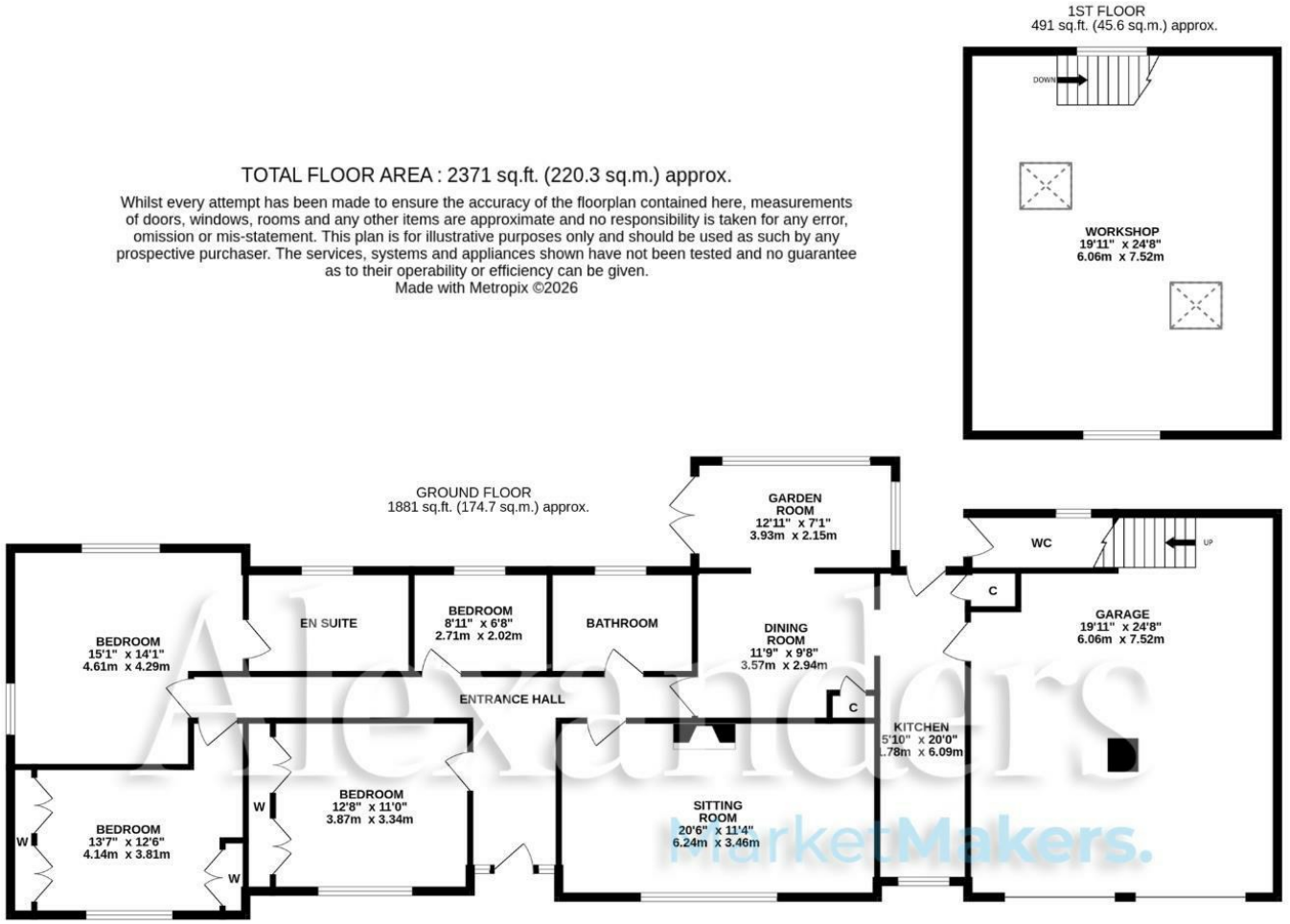
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

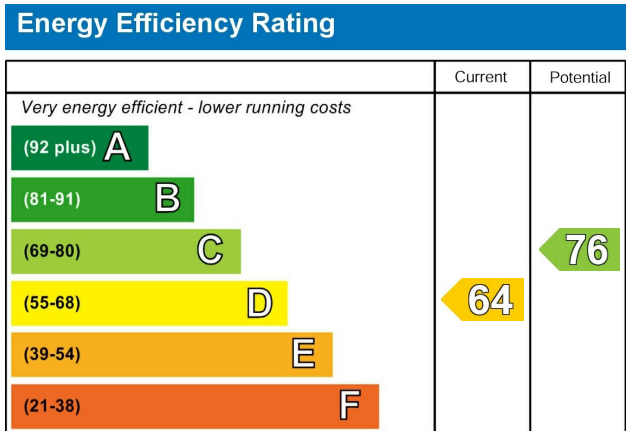
Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

TOTAL FLOOR AREA : 2371 sq.ft. (220.3 sq.m.) approx.

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.
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