



**18 East End, Long Clawson, Melton Mowbray,
LE14 4NG
£179,950**

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

18 East End Long Clawson Melton Mowbray LE14 4NG

A fantastic opportunity to acquire this charming and well presented two bedroom mid terrace period cottage situated in the popular village of Long Clawson near Melton Mowbray.

The cottage has been finished to a good standard throughout whilst still retaining some character features. The accommodation briefly comprises of a lounge, kitchen, two bedrooms and a bathroom. Outside there is a lawned garden to the rear and there is on-street parking to the front. The property has uPVC double glazing and gas-fired central heating.

Long Clawson is a well serviced village with a surgery, delicatessen, public house and convenience store. The property is ideally located for access to Melton Mowbray, Nottingham and Loughborough via the A46.





Bedroom One



Bathroom

Description

LOUNGE with wall mounted electric fire, built-in units, under stair storage cupboard, radiator, vinyl flooring and stairs to first floor.

KITCHEN with a range of wall and base units, stainless steel sink and drainer unit as set it solid oak work surfaces, integrated electric oven and hob, stainless steel extractor fan, space for washing machine, pantry with space for fridge freezer, vinyl flooring and door to rear garden.

STAIRS TO FIRST FLOOR LANDING with airing cupboard, leading to:-

DOUBLE BEDROOM with built-in cupboards, and a radiator.

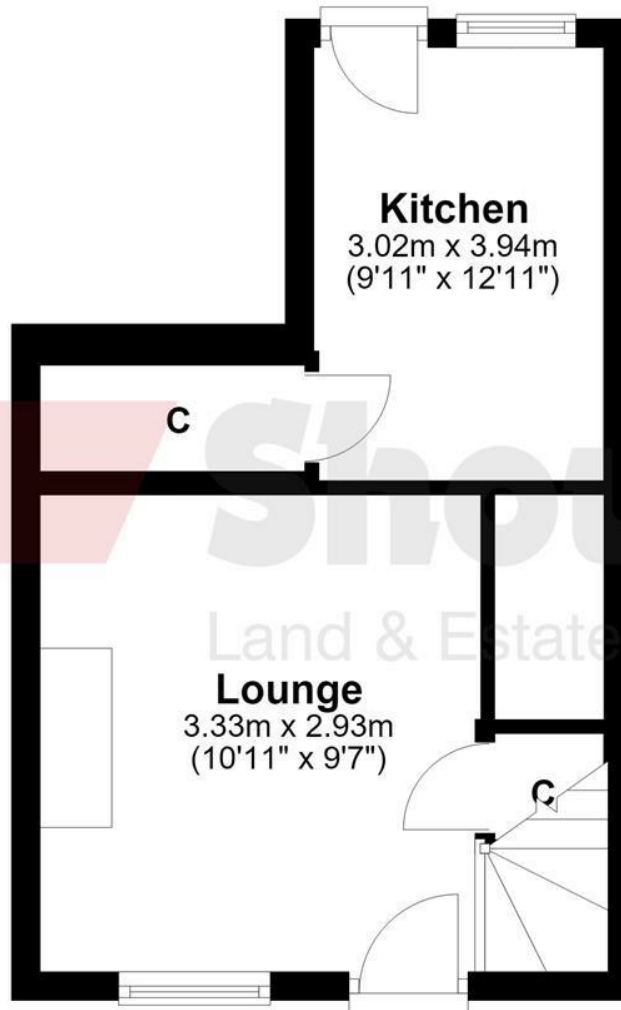
SINGLE BEDROOM with a radiator.

BATHROOM with white suite comprising wash basin, w.c., and bath with mixer shower over and shower screen, heated towel rail, tiled splashbacks and tiled flooring.

OUTSIDE Enclosed lawned garden with patio area. Gated access to the rear and a right of way through the garden. On-street parking to the front.

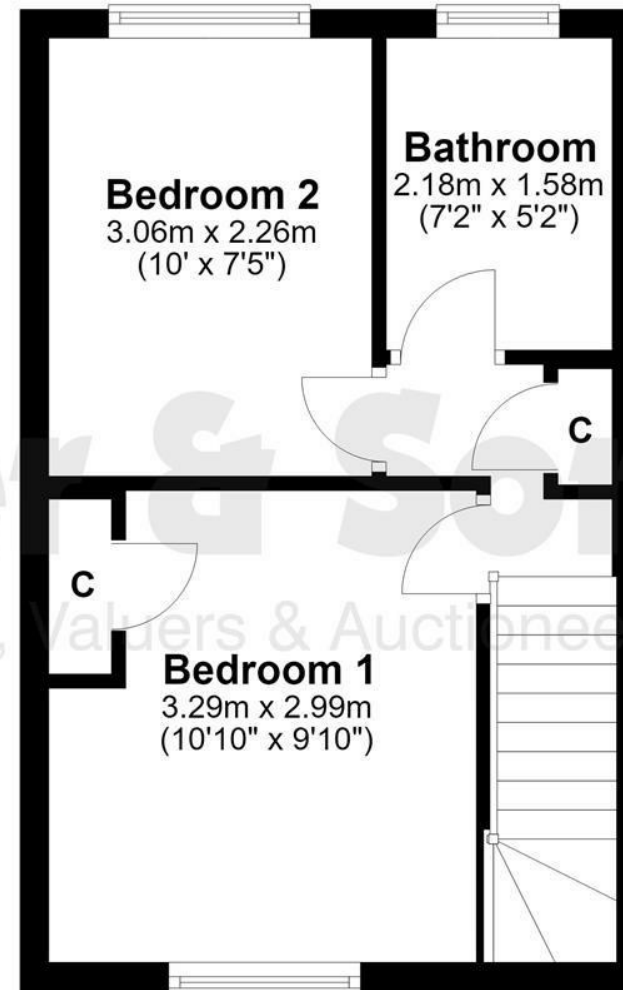
Ground Floor

Approx. 20.8 sq. metres (224.1 sq. feet)



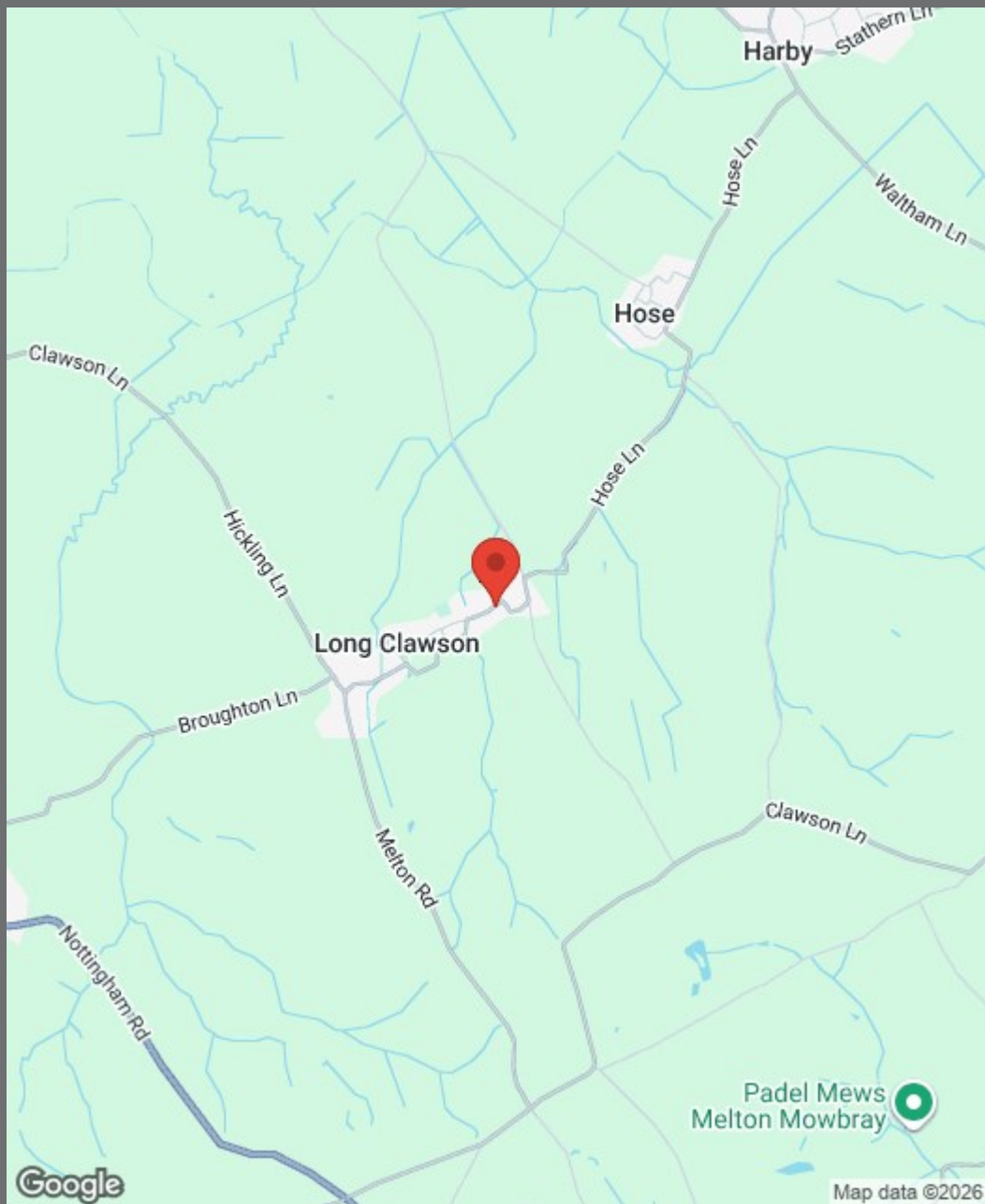
First Floor

Approx. 25.4 sq. metres (273.3 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.

Plan produced using PlanUp.



- MID TERRACE COTTAGE
- CHARACTER FEATURES
- TWO BEDROOMS
- SHAKER KITCHEN OAK WORKTOPS
- ON STREET PARKING
- GARDEN TO REAR
- SOUGHT AFTER VILLAGE
- uPVC DG & GAS HEATING
- NO ONWARD CHAIN



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