

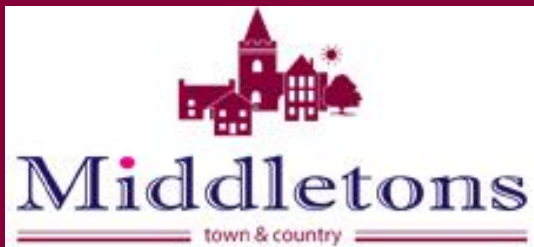


LONG CLAWSON, MELTON MOWBRAY

Asking Price Of £435,000

Three Bedrooms

Freehold



DETACHED BUNGALOW

CHAIN FREE

ENSUITE BATHROOM

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

PRIVATE REAR GARDEN

VILLAGE WITH AMENITIES

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND D

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In need of modernisation throughout and offered with no upward chain, three bedroom bungalow on a generous plot situated in the village of Long Clawson. The village is well placed for commuting via the A52 and A46 with good access to the A1 and M1 and convenient for Grantham with its high speed trains to Kings Cross in just over an hour.

The accommodation on offer comprises; porch, entrance hall, large lounge diner, kitchen, three bedrooms, one ensuite and a family bathroom. Outside the property benefits from generous off road parking, garage and a good sized rear garden.

PORCH Glazed door into the porch having dual aspect windows and door through to the entrance hall.

ENTRANCE HALL Having carpet flooring, radiator, built-in storage cupboard and doors off to;

LOUNGE/DINER 18' 5" x 17' 9" (5.62m x 5.43m) Nicely proportioned room having two sets of patio doors to the rear garden allowing plenty of natural light, feature brick fireplace, radiator and carpet flooring.

KITCHEN 11' 6" x 11' 5" (3.52m x 3.49m) In need of updating having a window to the front aspect, built-in pantry, door to the inner hallway with external door to the front.

BATHROOM 7' 6" x 7' 6" (2.3m x 2.31m) Comprising of a panel bath with a newly fitted power shower over, pedestal wash hand basin, low flush WC, radiator and an obscure glazed window.

BEDROOM ONE 11' 7" x 12' 6" (3.55m x 3.83m) Having a window to the rear with views of the garden, radiator, built-in wardrobes, carpet flooring and door to the ensuite bathroom.

ENSUITE 10' 11" x 5' 3" (3.35m x 1.61m) Comprising of a newly fitted walk-in bath, wall mounted wash hand basin, low flush WC, radiator, plumbing for a washing machine and external door to the garden.

BEDROOM TWO 15' 2" x 11' 8" (4.64m x 3.58m) Having two windows to the front aspect, radiator, built-in wardrobe's and carpet flooring.

BEDROOM 3 / STUDY 11' 5" x 13' 1" (3.5m x 4.0m) Accessed from the lounge this room could have multiple uses, having dual aspect windows, vaulted ceiling, radiator and carpet flooring.

FRONT ASPECT Generous gravel driveway with a formal lawn to one side and flower beds to the front, access to the garage and rear garden.

GARAGE 17' 3" x 8' 3" (5.28m x 2.52m) Having an up and over door, power and light connected. Personnel door to the inner hallway.

REAR GARDEN Large private garden mainly laid to lawn with mature trees and shrubs, garden shed, greenhouse and tap. Mature hedging to the boundary.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.