



**MELTON ROAD, LONG CLAWSON**

**Asking Price Of £570,000**

**Four Bedrooms**

**Freehold**



**DETACHED HOUSE**

**WELL BALANCED FAMILY HOME**

**SUBSTANTIAL GRAVEL DRIVEWAY**

**FRONT AND REAR GARDENS**

**GENEROUS PLOT**

**EXCELLENT SCHOOLING FOR ALL AGES**

**GOOD COMMUTER LINKS**

**DESIRABLE VILLAGE LOCATION**

**COUNCIL TAX BAND F**

**01664 566258**

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Spacious and well presented four bedroom detached house 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, lounge, kitchen, dining room, snug, utility and cloakroom to the ground floor. Four good sized bedrooms, ensuite shower room to the main bedroom and a family bathroom to the first floor. Attic space part boarded with two Velux windows. Outside the property benefits from generous off road parking, single garage and both front and rear gardens.

**PORCH** Part glazed door into the porch with a further UPVC door into the entrance hall.

**ENTRANCE HALL** Having stairs rising to the first floor, under stairs storage cupboard, radiator, carpet flooring and doors off to;

**LOUNGE** 25' 0" x 12' 10" (7.63m x 3.92m) Spacious and nicely proportioned this dual aspect lounge has a window to the front aspect and bi-fold doors to the rear garden. Feature chimney breast inset with a multi-fuel burning stove, two radiators, TV aerial point and carpet flooring.

**KITCHEN** 10' 11" x 12' 0" (3.34m x 3.68m) Fitted with a range of solid wood wall, base and drawer units topped with work surfaces, one and a half bowl sink and drainer unit and tiled splash backs. Integrated appliances comprise of a dishwasher, eye level Samsung oven and microwave, Russel Hobbs induction hob with extractor hood over. Window to the front garden, kick board blow heater, USB sockets, laminate wood flooring and opening through to the dining room.

**DINING ROOM** 10' 11" x 11' 0" (3.33m x 3.36m) Having bi-fold doors to the rear patio area making a great space to entertain, radiator and laminate wood flooring.

**SNUG** 12' 2" x 11' 3" (3.72m x 3.43m) Having a window to the side aspect, radiator, built-in storage cupboard, open alcove, carpet flooring and doors to the lounge and utility room.

**UTILITY ROOM** 11' 9" x 8' 3" (3.59m x 2.53m) Fitted with wall and base units topped with work surfaces, stainless steel sink, space and plumbing for a washing machine, space for a tumble dryer and fridge freezer. Window and external door to the garden, cushioned vinyl flooring and door to the cloakroom.

**CLOAKROOM** Low flush WC, obscure glazed window and carpet flooring.

**LANDING** Taking the stairs to the first floor, having a window to the rear aspect, airing cupboard, hatch with pull down ladder to the attic space which is part boarded and insulated and benefits from two Velux windows, power and lighting

**BEDROOM ONE** 11' 0" x 15' 4" (3.36m x 4.68m) Having a window to the front aspect, radiator, carpet flooring and door to the ensuite shower room.

**ENSUITE** 7' 4" x 7' 8" (2.26m x 2.34m) Comprising of a large corner shower cubicle, low flush WC and a vanity unit wash hand basin. Obscure glazed window, fully tiled walls and tiled flooring with underfloor heating.

**BEDROOM TWO** 10' 3" x 13' 3" (3.13m x 4.04m) Having a window to the front aspect, radiator, substantial wardrobe space to the Eastern wall and carpet flooring.

**BEDROOM THREE** 10' 6" x 10' 5" (3.22m x 3.20m) Having a window to the rear aspect, radiator, built-in wardrobe with cupboard above and carpet flooring.

**BEDROOM FOUR** 9' 8" x 10' 5" (2.97m x 3.20m Max) Having a window to the front aspect, radiator and carpet flooring.

**BATHROOM** 5' 6" x 8' 7" (1.68m x 2.64m) Comprising of a panel bath with shower over and glazed shower screen, low flush WC and a vanity unit wash hand basin. Obscure glazed window, radiator, tiled walls and vinyl flooring.

**FRONT GARDEN** Having a block paved and gravel driveway providing generous off road parking, dwarf wall to the boundary, formal lawn with mature trees and shrubs planted to the boundary creating privacy. Side gate access to the rear garden, block paved pathway to the front door and courtesy lighting.

**GARAGE** 7' 4" x 16' 5" (2.25m x 5.02m) Having an electric door, power and lighting.

**REAR GARDEN** Having block paving adjacent to the house, garden tap, gravel area with water feature, two substantial composite garden sheds, log store, formal lawn with planted borders and a deck seating area with a timber pagoda. Wood panel fencing secures the boundary with a second side gate leading to the front driveway.

**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

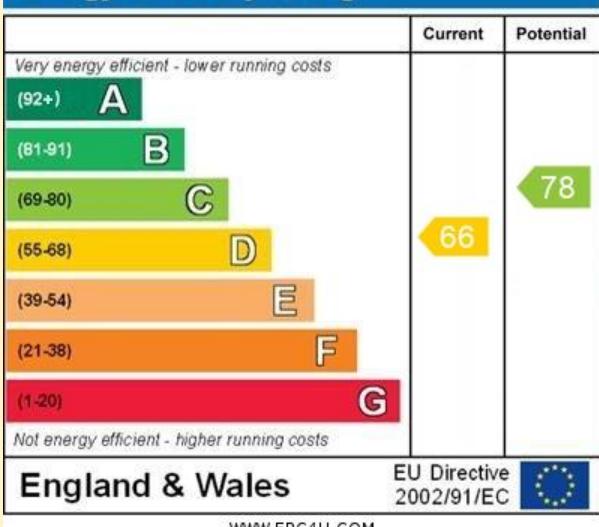


### First Floor



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

### Energy Efficiency Rating



**01664 566258**

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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.