



SCHOOL LANE, LONG CLAWSON

Asking Price Of £650,000

Four Bedrooms

Freehold

DETACHED BUNGALOW

CHAIN FREE

GOOD SIZED GARDEN

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

LOFT SPACE/WORKSHOP

WELL SERVICED VILLAGE

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Offered with no upward chain, individually built and thoughtfully extended, this spacious four-bedroom detached bungalow enjoys a prime corner plot within the well serviced 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; entrance hall, lounge, dining room, sun room, kitchen, cloakroom, four bedroom's, ensuite shower room and a family four piece bathroom. Outside the property benefits from ample off road parking, a double garage with a loft space/workshop above and wrap around gardens ensuring a sunny spot throughout the day.

ENTRANCE HALL Welcomed through a part-glazed front door flanked by two frosted side windows, the hall offers a bright and inviting first impression. A loft hatch overhead provides access to a fully insulated loft area, ideal for additional storage, radiator and carpet flooring. From here, doors lead to:

LOUNGE 20' 5" x 11' 2" (6.23m x 3.42m) This nicely proportioned room has a large front facing window allowing plenty of natural light to flood the room. Feature stone fireplace inset with a real flame gas fire, radiator, TV aerial point and carpet flooring.

DINING ROOM 11' 7" x 9' 9" (3.55m x 2.98m) A great space to dine having archways to both the sun room and kitchen, radiator and carpet flooring.

SUN ROOM 12' 11" x 7' 8" (3.94m x 2.35m) A beautifully bright, triple aspect room that blends brickwork with generous glazing to create a warm yet airy retreat. French doors open to the rear garden, inviting seamless indoor-outdoor living. Equipped with power and lighting including sleek ceiling down lights, this versatile room is ideal for relaxing, entertaining, or simply soaking up the sunshine.

KITCHEN 5' 10" x 20' 7" (1.78m x 6.28m) Light flows in through a front facing window, while a part-glazed rear door offers easy access to the garden. A further door leads directly into the double garage, adding everyday convenience. The space is well-appointed with a built-in pantry cupboard and a comprehensive range of wall, base, and drawer units, all topped with return work surfaces, concealed lighting, under mount sink and tiled splash backs. Integrated appliances include a double oven, grill, ceramic hob with pull-down extractor hood, and fridge. Ceiling down lights, radiator and tiled flooring.

BEDROOM ONE 11' 10" x 14' 0" (3.62m x 4.28m) A generous double room enjoying dual aspect light through windows to the rear and side, creating a bright and restful atmosphere. Ceiling down lights, radiator, and carpet flooring. A door leads through to the adjoining dressing room or potential second bedroom, ideal for flexible living. A further door opens to the ensuite.

ENSUITE 10' 7" x 6' 4" (3.25m x 1.95m) Recently refitted to a high standard, this stylish space features a frosted rear window for privacy and natural light. The white suite includes a generous walk-in double shower cubicle, low flush WC, and a sleek vanity unit with counter top basin and storage cupboards below. Tiled splash backs and a matching tiled floor add a clean, contemporary finish, while practical touches include a heated towel rail, shaver points, and ceiling down lights.

BEDROOM TWO/DRESSING ROOM 12' 2" x 11' 7" (3.72m x 3.55m) A spacious double room with a front facing window that brings in natural light. Storage is a standout feature, with a built-in double wardrobe plus two additional double wardrobes and a single wardrobe neatly arranged along one wall, radiator and carpet flooring.

BEDROOM THREE 13' 1" x 12' 3" (3.99m x 3.74m) Another well proportioned double room with a front facing window that brings in plenty of natural light. Along one wall, you'll find excellent built-in storage: two double wardrobes and a single wardrobe, offering ample space for clothing. Radiator and carpet flooring.

BEDROOM FOUR/OFFICE 8' 10" x 6' 2" (2.7m x 1.9m) A cosy single room with a rear-facing window that brings in natural light. Ideal as a child's bedroom, quiet study, or creative workspace, this versatile space adapts easily to suit your needs.

BATHROOM 6' 1" x 9' 3" (1.87m x 2.83m) A well-appointed space featuring a frosted rear window for privacy and natural light. The four-piece white suite includes a shower cubicle, a Jacuzzi bath with telephone style shower hose, low flush WC, and a vanity unit with counter top basin and storage cupboards below. Tiled splash backs and a matching tiled floor add a clean, cohesive finish, while practical touches include shaver points and ceiling down lights for a bright, functional feel.

GARAGE 19' 11" x 22' 3" (6.08m x 6.80m) Featuring two up and over doors to the front, this spacious garage is fully equipped with power and lighting. A wall-mounted 'Ideal' boiler is positioned for easy access, while a sink drainer unit is complemented by a range of eye and base level units, ideal for utility use. Plumbing is in place for a washing machine, making this a functional extension of the home. A staircase leads up to:

LOFT SPACE/WORKSHOP 24' 6" x 19' 3" (7.48m x 5.88m) A generously sized and light-filled space, featuring windows to both the front and rear, plus two Velux ceiling windows that flood the space with natural light. Power and lighting are connected, and a radiator ensures year-round comfort. The space also houses the hot water cylinder and benefits from useful eaves storage, ideal for tools, materials, or seasonal items. Whether used as a creative studio, home office, or hobby haven, this versatile space adapts to suit your needs.

FRONT GARDEN A beautifully maintained South facing garden, mainly laid to lawn and bordered by vibrant flowers, mature shrubs, and a productive vegetable patch. The garden is largely enclosed by paneled fencing and established hedging, offering both privacy and a charming backdrop.

REAR GARDEN Designed for low maintenance enjoyment, this area is predominantly paved and features an outside tap, courtesy lighting, and access to the outside WC.

OUTSIDE WC A practical addition featuring a frosted rear window for privacy, this space includes a two-piece suite comprising a low flush WC and a wash hand basin. A radiator ensures comfort year-round, while the wooden parquet flooring adds a warm finish.

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.









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Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		