



**Leamington House, 25 West End, Long
Clawson, Leicestershire, LE14 4PE**

£775,000
Tel: 01949 836678

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this handsome double fronted Grade II Listed Georgian farmhouse which offers a wealth of accommodation and occupies a generous established plot just in excess of 0.4 of an acre.

Understood to date back to the early 1800s the property has been well maintained over the years and has seen a sympathetic programme of renovation combining both traditional and modern elements.

The grand three storey part of the property offers a more formal level of accommodation expected of a property of its era with high ceilings and deep skirting, Georgian style fireplaces, original turning staircase leading off a central hallway to the accommodation above.

This area of the house links through into a two storey more cottage-style area of the house and combined provides six versatile reception areas and up to six double bedrooms with three bath/shower rooms.

The spacious open plan living/dining kitchen is appointed with a generous range of units and integrated appliances and links back into the main part of the house as well as a single storey addition to the side, which could be utilised for a variety of purposes including additional reception space, home office, games room or gym, but would certainly lend itself to those with extended families with dependent relative requiring annexe-style facilities.

The property occupies a deceptive and particularly generous established plot with gated access onto a large sweeping driveway providing considerable off road parking and leading to a double garage.

The gardens extend to in excess of 0.4 of an acre having well stocked perimeter borders, generous lawn as well as a large block set enclosed courtyard.

All of this is situated close to the heart of this well served highly regarded village and viewing is highly recommended to appreciate both the location and accommodation on offer.

Long Clawson is one of the Vale's most sought after villages with a primary school and doctors surgery, village hall and shop, gastro pub and delicatessen with further facilities available in the nearby market towns of Bingham and Melton Mowbray. 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.

AN ATTRACTIVE PERIOD ENTRANCE DOOR LEADS THROUGH INTO:

ENTRANCE HALL

13'10 x 6'10 max (4.22m x 2.08m max)



Having period spindle balustrade staircase, stone flagged flooring, central heating radiator, deep skirting and architrave, door to:

DRAWING ROOM

14'11 x 13'8 (4.55m x 4.17m)



Offering a wealth of character with high deep corniced ceiling with central rose, multi-pane window to the front, the focal point of the room is the chimney breast with period style fire surround and mantle, tiled hearth and open grate, built in dresser units to either side, central heating radiator concealed behind feature cover, sliding patio door leading through into:

CONSERVATORY

21'5 x 10'10 (6.53m x 3.30m)



Having pitched roof, UPVC double glazed windows with integral blinds, tiled floor, UPVC double glazed French doors leading out into the garden.

DINING ROOM

15'1 x 13'8 (4.60m x 4.17m)



Having dual aspect with multi-pane window and sliding patio door at the rear, chimney breast with feature fireplace and open hearth with alcoves to the sides, coved ceiling, central heating radiator concealed behind feature cover, deep skirting, understairs storage cupboard and door leading through into:

DINING KITCHEN

36'10 x 14'0 (11.23m x 4.27m)



A particularly well proportioned open plan space comprising initial dining area which leads into a beautifully appointed farmhouse style kitchen.

DINING AREA



The focal point of this area is a chimney breast with attractive period stove and alcoves to the side, exposed beam to the ceiling, inset downlighters, central heating radiator, integral dresser unit with glazed display cabinets providing an excellent level of storage, multi-pane window to the side and internal French doors leading through into:

REAR ENTRANCE PORCH

With double glazed French doors leading into the garden.

KITCHEN AREA



The kitchen is tastefully appointed having been recently refurbished with a generous range of wall, base and

drawer units and near full height dresser units, granite preparation surfaces and upstands including integral breakfast table, twin bowl stainless steel sink, space for free standing range, integral dishwasher, full height fridge, Bosch microwave. Chimney breast with solid fuel stove, timber mantle and alcoves to the side, pine spindle balustrade staircase rising to the first floor.



Leading off the dining area of the kitchen is access into:

UTILITY ROOM

15'5 max x 6'9 max (4.70m max x 2.06m max)

Having plumbing for washing machine, ample room for further free standing appliances, built in storage cupboards, floor standing central heating boiler, multi-pane windows to the front and side elevations and door to:

CLOAKROOM

5'2 x 2'4 (1.57m x 0.71m)

Having low flush wc with concealed cistern, wall mounted wash basin, central heating radiator and obscure glazed window to the front.

From the utility room a door gives access down into:

CELLAR

21'0 x 12'8 (6.40m x 3.86m)

Having attractive barrel-vaulted ceiling, original raised brick plinths, power and light.

Returning to the snug area of the kitchen a further door gives access into:

SECONDARY ENTRANCE HALL

7'2 x 6'2 (2.18m x 1.88m)

Having coats hanging space, central heating radiator, timber multi-pane door to the exterior and further internal door to:

SNUG

14'2 x 13'4 (4.32m x 4.06m)



The focal point of the room is an attractive exposed brick inglenook fireplace with raised slate hearth, timber mantle and solid fuel stove, heavily beamed ceiling, deep skirting, two central heating radiators, multi-pane bow window to the front and door to:

GAMES ROOM / STUDY

18'3 x 14'8 (5.56m x 4.47m)



A well proportioned and versatile reception currently utilised as a home office/games room ideal for those working from home, alternatively this area of the house with its combined rooms would make a fantastic annexe facility ideal for extended families with dependent relative.

Having tongue and groove panelled ceiling, access to loft space, built in storage cupboard, deep skirting, central heating radiator, two multi-pane windows to the front. A large open doorway leads through into:

RECEPTION

14'1 x 6'7 (4.29m x 2.01m)



Having access to loft space, multi-pane double glazed French doors to the front and courtesy access into the garage.

FROM THE ENTRANCE HALL A BEAUTIFUL SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE:

FIRST FLOOR LANDING

Having initial half landing with central heating radiator and UPVC double glazed window to the rear. The main landing having attractive dresser unit, staircase rising to the second floor and doors to:

BEDROOM

14'0 x 13'7 (4.27m x 4.14m)



A well proportioned double bedroom having dual aspect with sash window to the front and double glazed window at the rear, two built in wardrobes, deep skirting, central heating radiator and coved ceiling.

INNER LANDING

4'11 x 3'0 (1.50m x 0.91m)

Having shelving, deep skirting and door to:

BEDROOM / DRESSING ROOM

13'5 x 10'4 (4.09m x 3.15m)



A further potential double bedroom currently utilised as a

dressing room having a run of fitted wardrobes with overhead storage cupboards and complementing dressing table and drawer units, deep skirting, central heating radiator and sash window to the front.

BATHROOM

8'0 x 5'7 (2.44m x 1.70m)



Having panelled bath with wall mounted shower and curved glass screen, close coupled wc with concealed cistern and quartz granite vanity surface over, separate vanity unit with inset wash basin and quartz granite surface to the side, tiled floor and splashbacks, contemporary towel radiator and double glazed window to the rear.

FROM THE FIRST FLOOR LANDING A FURTHER SPINDLE BALUSTRADE STAIRCASE RISES TO THE SECOND FLOOR

HALF LANDING



Having central heating radiator, double glazed window overlooking the rear garden and continuing to the:

SECOND FLOOR LANDING

Having access to loft space, central heating radiator and door to:

BEDROOM

15'4 x 14'7 (4.67m x 4.45m)



A generous double bedroom having dual aspect with multi-pane window to the front and double glazed window at the rear, deep skirting, two central heating radiators and coved ceiling.

BEDROOM

14'7 max x 14'3 max (4.45m max x 4.34m max)



An L shaped double bedroom benefiting from ensuite facilities as well as a generous range of integrated furniture with dressing table, drawer units, wardrobes with overhead storage cupboards, central heating radiator, multi-pane window at the front and double glazed window to the rear, further door to:

ENSUITE BATHROOM

9'5 x 4'3 (2.87m x 1.30m)

Having panelled bath with wall mounted electric shower and glass screen, close coupled wc, pedestal wash basin, tiled splashbacks and floor.

RETURNING TO THE RECEPTION AREA OF THE KITCHEN A SPINDLE BALUSTRADE STAIRCASE RISES TO THE:

FIRST FLOOR LANDING

12'3 max x 5'7 max (3.73m max x 1.70m max)

Having part pitched ceiling and door to:

BEDROOM

15'2 x 14'0 (4.62m x 4.27m)



A well proportioned double bedroom having part pitched ceiling, central heating radiator and multi-pane window to the front.

BEDROOM

11'2 x 8'4 (3.40m x 2.54m)



A further double bedroom having chimney breast with alcoves to the side, central heating radiator and multi-pane window to the front.

BATHROOM

10'6 x 9'0 (3.20m x 2.74m)



A well proportioned space having corner panelled bath, quadrant shower enclosure with wall mounted shower mixer and integral body jets, vanity units with close coupled wc, granite surface with inset wash basin, built in storage cupboard, tiled floor, contemporary towel radiator, multi-pane window to the front.

EXTERIOR

The property occupies a well proportioned plot generous by modern standards, with the grand three storey double fronted Georgian facade fronting West End set back behind a walled frontage with established shrubs and pathway to the front door. The total plot extends to approximately 0.44 of an acre and benefits from a southerly aspect to the rear.

GARDENS



To the side of the property a pair of timber field gates lead onto a substantial driveway which sweeps round to the rear of the house offering a considerable level of off road parking and leading to the attached:

DOUBLE GARAGE

23'5 x 19'5 (7.14m x 5.92m)



Having twin up and over electric doors, power and light, window to the front and courtesy door at the side.



The gardens have been lovingly maintained over the years, well established with a variety of trees and shrubs, having large lawned area and offering a good degree of privacy enclosed by established hedging.



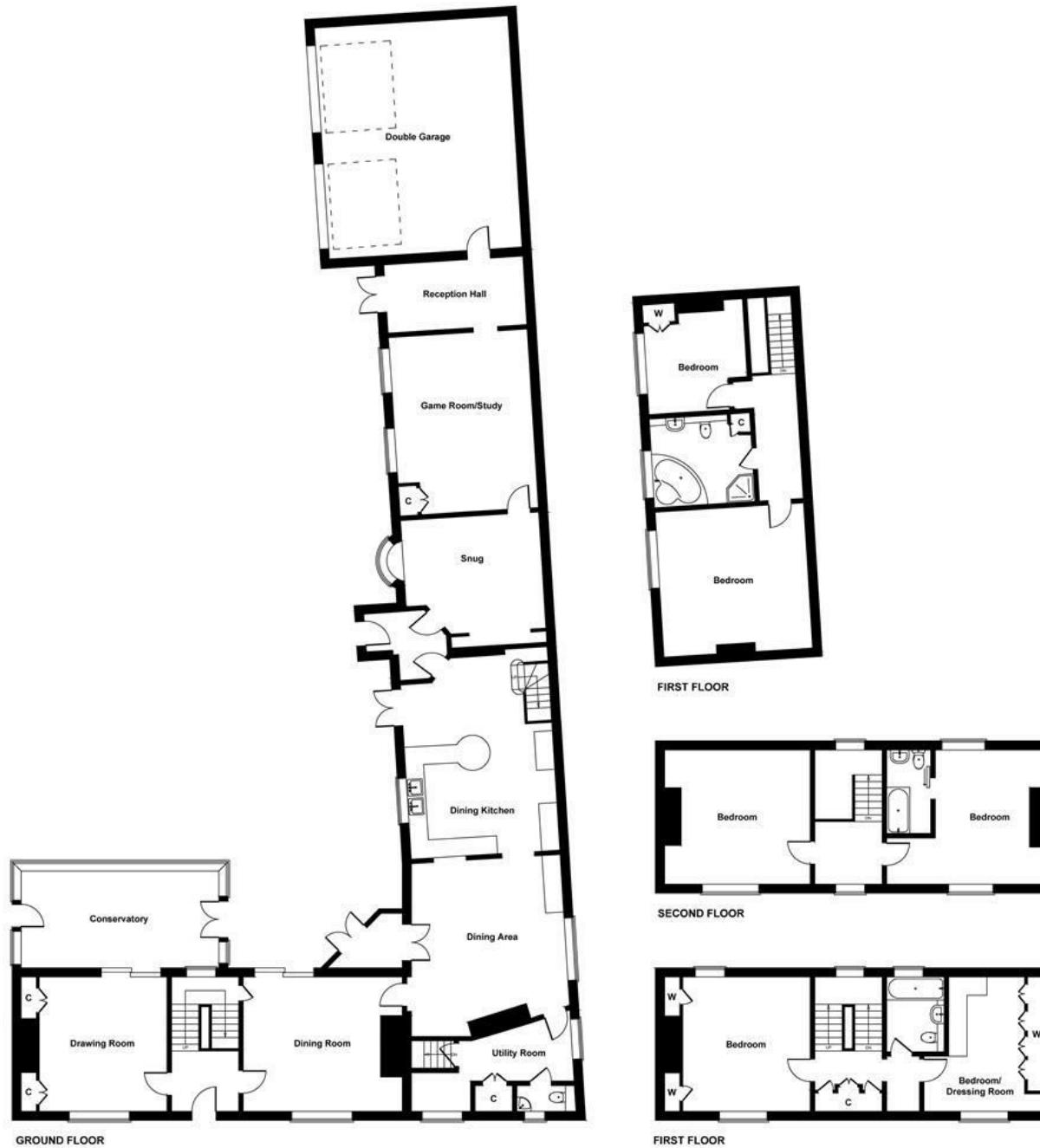
Directly to the rear of the property a large block set courtyard style garden is enclosed by hedging and brick walls with wrought iron gates, small lawned area and established borders.





COUNCIL TAX BAND

Melton Borough Council - Tax Band G.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers