





SUMMARY

Hancock are proud to bring to market this fantastic barn conversion plus two bedroom annexe situated in the popular village of Long Clawson. In short, the conversion includes: Kitchen/diner with mezzanine floor, lounge/diner, family bathroom, master bedroom with en-suite shower room, 4 more double bedrooms, separate WC, utility room, courtyard off street parking and out-door storage area. The property packed full of character features and viewing is advised to appreciate!

LOUNGE/DINER

29' 00" x 14' 07" (8.84m x 4.44m) max This substantial lounge/diner is perfect entertaining space benefiting from wood flooring, Log burner with tiled hearth, exposed beams and brick work, radiator, UPVC double glazed windows over front and rear aspect, UPVC double glazed doors into the garden and TV Aerial point.

KITCHEN/DINER/MEZZANINE

14' 05" x 23' 08" (4.39m x 7.21m) This fabulous kitchen/diner with mezzanine floor comprises of a range of wall and base units with worktop over, Belfast sink with mixer tap over, built-in dishwasher, tiled splashbacks, Rayburn unit, induction hob, central island with breakfast bar, exposed beams and trusses, radiator, UPVC double glazed windows over courtyard, side and front aspect. The mezzanine provides a lovely snug area which benefits from UPVC double glazed window over front aspect, exposed brick work, roof windows, and wood flooring.



BEDROOM ONE

13' 07" x 12' 01" (4.14m x 3.68m) The master bedroom is situated at the rear of the property. This benefits from UPVC double glazed French doors on to the rear garden, en-suite shower room, walk-in wardrobe, exposed beams, carpet flooring, UPVC

double glazed window and radiator

BEDROOM TWO

13' 05" x 12' 05" (4.09m x 3.78m) The second double bedroom includes wood flooring, radiator, exposed beams, UPVC double glazed window over side aspect.

BEDROOM THREE

10' 05" x 13' 05" (3.18m x 4.09m) The third bedroom includes wood flooring, exposed roof trusses, UPVC double glazed window over rear aspect and radiator.

BEDROOM FOUR

7' 07" x 13' 05" (2.31m x 4.09m) The fourth bedroom includes wood flooring, UPVC double glazed window over rear aspect, radiator and exposed roof trusses.

BATHROOM

8' 05" x 6' 07" (2.57m x 2.01m) The family bathroom includes a white three piece suite comprising of panel bath with shower over, low level WC, wash hand basin. This also benefits from tiled walls, laminate flooring and obscure UPVC double glazed window over side aspect.

UTILITY ROOM

7' 05" x 6' 09" (2.26m x 2.06m) The utility room includes a stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for fridge/freezer unit, tiled splashbacks and wall unit.

WC

6' 03" x 3' 02" (1.91m x 0.97m) The separate WC includes a low level WC unit, wash hand basin with tiled splashbacks, extractor fan, exposed brick work and roof window

OUTSIDE

At the front of the property situates the two bedroom



annexe and courtyard off road parking, access to outside storage and access through to the rear garden. Following round to the right hand side of the property provides further off road parking.

The rear garden benefits from patio and lawn areas with secured walled boundaries, shrub boundaries and access to the rear off road parking.

ANNEXE

The property comes with an additional two bedroom annexe. This is currently being use for holiday let



GROUND FLOOR



Tenure: Freehold

Local Authority: Melton Borough Council

Council Tax Band: Band G

Property Directions:

Hancock



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Once an offer has been agreed, if we obtain a quotation for solicitor services for you, we will receive a referral payment from the solicitor of £100 + VAT. This does not get added onto your quote nor is this reflected in the quote. This will be paid directly from the solicitor.