



**The Old Pinfold, 41 West End, Long
Clawson, Leicestershire, LE14 4PE**

£499,950
Tel: 01949 836678

 **RICHARD
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Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this interesting individual detached dormer style home which offers a considerable and deceptive level of accommodation spanning two floors.

The property boasts up to four bedrooms, one of which is located on the ground floor and lies adjacent to a contemporary wet room, allowing this area to be utilised for extended families with dependent relative.

There are three further reception areas including two large conservatories and well proportioned sitting room with solid fuel stove. The open plan living/dining kitchen is appointed with a generous range of units and integrated appliances and is likely to become the hub of the home. This area also benefits from underfloor heating as does the entrance hallway, there is also a useful utility room.

To the first floor there are three bedrooms, the master benefitting from ensuite facilities, with separate family bathroom. The property benefits from gas central heating and UPVC double glazing, contemporary fixtures and fittings and the property is presented in a "move in" condition.

The property occupies a pleasant landscaped plot with gardens to three sides, generous off road parking and an attached double garage. The rear garden offers a good degree of privacy and wraps round to the side of the property with large paved terrace and timber deck creating an excellent outdoor entertaining space.

Overall viewing comes 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.

A GRP WOODGRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS, LEADS INTO A:

STORM PORCH

4'0 x 4'3 (1.22m x 1.30m)

Having double glazed window to the side, tiled floor and further GRP door leading through into:

ENTRANCE HALL

14'9 x 15'5 max (4.50m x 4.70m max)



A well proportioned L shaped initial entrance vestibule which is large enough to accommodate a small study area in the understairs alcove, tiled floor with underfloor heating, central heating radiator, inset downlighters to the ceiling, built in cloaks cupboard also providing courtesy door into the garage, spindle balustrade turning staircase and contemporary oak door to:



LIVING / DINING KITCHEN

22'7 max x 17'0 max (6.88m max x 5.18m max)



A well proportioned open plan space comprising initial kitchen area open plan to a living/dining space flooded with light benefitting from double glazed windows to three elevations.



The kitchen is appointed with a generous range of Shaker style units, granite preparation surfaces with integral breakfast bar, under mounted one and a half bowl sink and drainer unit, water softener. Integrated appliances include fridge, freezer, dishwasher, space for free standing gas or electric range with granite splashback and stainless steel and glass chimney hood over, tiled floor with underfloor heating. The kitchen also encompasses a walk-in shelved pantry providing an excellent level of storage.



The living area has continuation of the tiled floor, two central heating radiators, inset downlighters to the ceiling.

UTILITY ROOM

11'4 x 6'9 (3.45m x 2.06m)



Having a range of wall and base units, preparation surface with inset stainless steel sink and drainer unit, plumbing for washing machine, space for further free standing appliances, Worcester Bosch gas central heating boiler, tiled floor, central heating radiator, access to roof space above and double glazed exterior door.

SITTING ROOM

22'6 x 11'3 (6.86m x 3.43m)



A light and airy reception benefitting from access out into the rear garden as well as double glazed French doors

leading into a substantial conservatory at the side. The focal point of the room is the chimney breast with fireplace having granite hearth, tiled back, timber mantle and solid fuel stove, central heating radiator, UPVC double glazed French doors into the rear garden with additional doors leading through into:

CONSERVATORY

20'10 x 10'7 (6.35m x 3.23m)



Having double glazed windows to three elevations as well as French doors leading out into the rear garden, wood effect laminate flooring, central heating radiator, two wall light points.

RECEPTION ROOM/BEDROOM 4

11'5 x 10'4 (3.48m x 3.15m)



A versatile reception currently utilised as an additional reception room, alternatively would make an ideal ground floor bedroom benefitting from the adjacent shower facilities. The room is flooded with light having large double glazed picture window overlooking the rear garden, central heating radiator and double glazed French doors leading through into:

CONSERVATORY

20'0 x 8'6 (6.10m x 2.59m)



A further versatile reception space having access out into

the rear garden, wood effect laminate flooring, central heating radiator, double glazed windows and French doors onto the rear terrace.

WET ROOM

8'1 max x 6'9 max (2.46m max x 2.06m max)



Having vanity unit with inset wash basin, low flush wc with concealed cistern, walk-in tiled wet area with wall mounted shower mixer, contemporary towel radiator, inset downlighters to the ceiling and double glazed window.

RETURNING TO THE ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE FIRST FLOOR:

GALLERIED LANDING



Having part pitched ceiling with inset downlighters and skylight to the rear, access to under-eaves storage, central heating radiator and doors to:

BEDROOM 1

17'3 x 11'1 (5.26m x 3.38m)



A well proportioned double bedroom benefitting from a dual aspect with double glazed window to the front and dormer window to the side with pleasant aspect across to the adjacent green, having a range of integral storage with under eaves cupboards and additional fitted wardrobes, part pitched ceiling with inset downlighters and access to:

ENSUITE SHOWER ROOM

6'9 x 5'3 (2.06m x 1.60m)



Having quadrant shower enclosure with curved sliding glass screen and wall mounted shower mixer, close coupled wc with concealed cistern in a vanity surround, separate vanity unit providing a good level of storage and inset wash basin, tiled floor and walls, chrome towel radiator, inset downlighters to the ceiling and skylight.

BEDROOM 2

11'2 x 10'8 (3.40m x 3.25m)



A further double bedroom benefitting from a dual aspect with pleasant views over adjacent green, fitted with a

generous level of storage with integrated wardrobes and under eaves storage cupboards, central heating radiator, part pitched ceiling with inset downlighters.

BEDROOM 3

14'10 x 8'9 to eaves (4.52m x 2.67m to eaves)



Having double glazed window to the side and two inset skylights, part pitched ceiling with inset downlighters and exposed purlins, built in under eaves storage, central heating radiator.

BATHROOM

6'10 x 6'8 (2.08m x 2.03m)



Having shower bath with curved glass screen and wall

mounted shower mixer, close coupled wc, half pedestal wash basin with vanity cupboard to the side, tiled floor and walls, chrome towel radiator and double glazed window.

EXTERIOR



The property occupies a delightful corner plot, generous by modern standards and set back from the lane behind an established frontage with open driveway leading onto a substantial gravel forecourt providing a considerable level of off road parking and leading to the attached:

DOUBLE GARAGE

15'7 x 17'9 (4.75m x 5.41m)

Having twin electric roller shutter doors, power and light, courtesy door to the side.

GARDENS



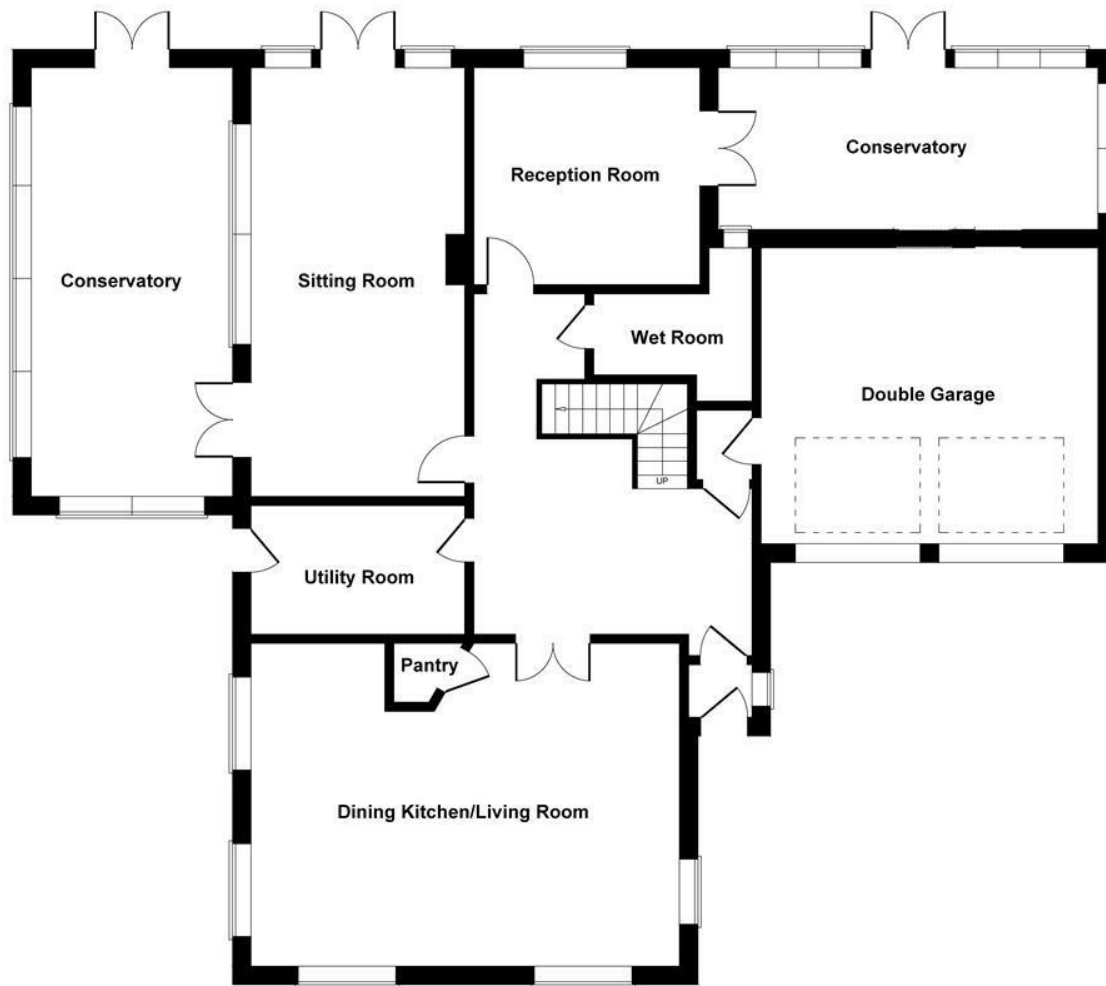
The gardens run to all sides with courtesy gates to both elevations leading onto a generous terrace at the rear and large decked area creating an excellent outdoor entertaining space.



There is also a large lawn and well stocked perimeter borders with established trees and shrubs, enclosed in the main by timber fencing, exterior lighting, outside cold water tap and timber storage shed.

COUNCIL TAX BAND

Melton Borough Council - Tax Band D.



GROUND FLOOR

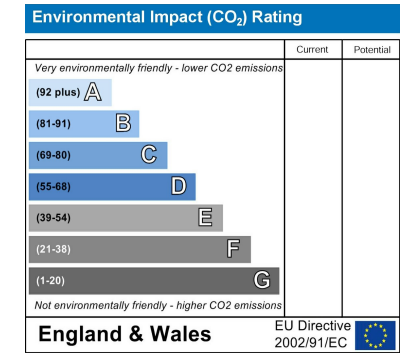
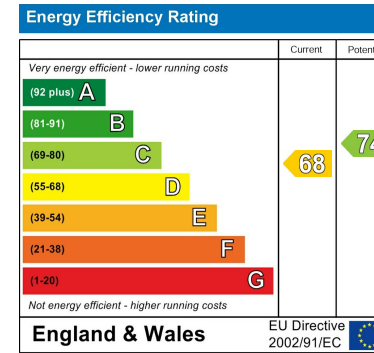


FIRST FLOOR

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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