



**41a East End, Long Clawson,
Leicestershire, LE14 4NG**

£599,995
Tel: 01949 836678

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

A great opportunity to purchase a fantastic detached modern family home, commissioned by the current owners and individually designed and constructed approximately 12 years ago, completed to a high standard with brick and ironstone elevations beneath a pantiled roof, with cottage style double glazed windows and central timber entrance door.

The property offers a versatile level of accommodation lying in the region of 2300 sq ft excluding the integral double garage and is tastefully presented throughout with contemporary fixtures and fittings.

The accommodation comprises a well proportioned entrance hall leading through into two main reception areas including dual aspect sitting room and separate dining room which is part open plan to a breakfast kitchen providing an everyday living/entertaining space. There is also a utility a ground floor cloakroom.

To the first floor is an attractive galleried landing, large enough to accommodate a reception or study area and leading to four double bedrooms including an impressive master suite with walk-through dressing area and ensuite shower room. The second bedroom also benefits from ensuite facilities and there is the main family bathroom.

The property occupies a pleasant plot set well back from the lane behind gated frontage and an initial driveway shared with only one other dwelling, leading to a considerable level of off road parking and double garage, with pleasant enclosed garden to the rear.

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 SOLID OAK ENTRANCE DOOR LEADS THROUGH INTO:

ENTRANCE HALL 10'2 x 9'8 (3.10m x 2.95m)



A well proportioned initial entrance having spindle balustrade turning staircase, alcove beneath with integrated storage cupboards, tiled floor.



Two double glazed windows to the front and door to:

SITTING ROOM 25'0 max x 10'10 (7.62m max x 3.30m)



A well proportioned light and airy reception benefitting from a dual aspect with walk-in double glazed bay window to the front and French doors into the garden at the rear. The focal point of the room is an attractive finished stone fire surround and mantle with gas coal effect fire, inset downlighters to the ceiling.



DINING ROOM

13'8 x 10'2 (4.17m x 3.10m)



Having continuation of the tiled floor, inset downlighters to the ceiling and integrated speakers, double glazed French doors into the rear garden and open doorway through into:

BREAKFAST KITCHEN

18'4 x 11'0 (5.59m x 3.35m)



Having a generous range of Shaker style wall, base and drawer units, under-unit lighting, three quarter height larder units with central alcove designed for free standing American style fridge freezer with shelving and wine rack above, central island unit providing additional storage

cupboards with granite surface and integral breakfast bar. Space for free standing gas range with stainless steel splashback and chimney hood over, granite preparation surfaces and upstands, under mounted stainless steel sink, integral dishwasher and wine cooler, inset downlighters and integral speakers to the ceiling, UPVC double glazed window to the front.



UTILITY ROOM

7'3 x 6'10 (2.21m x 2.08m)

Having fitted wall and base units with square edge work surface, inset stainless steel one and a third bowl sink and

drainer unit, plumbing for washing machine, built in cloaks cupboard, inset downlighters to the ceiling, UPVC double glazed window overlooking the rear garden and courtesy access into the double garage.

CLOAKROOM

6'9 x 3'1 (2.06m x 0.94m)

Having Duravit close coupled wc and wash basin, tiled splashbacks, continuation of the tiled floor, double glazed window at the rear.

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

GALLERIED LANDING



A generous space benefitting from fantastic far reaching views across the Vale to the front, being large enough to accommodate a study or reception area, having part pitched ceiling, central heating radiator, built in airing cupboard housing pressurised hot water system, door to:

MASTER SUITE



Having initial entrance corridor leading into an L shaped:

BEDROOM

19'3 max x 16'11 max (5.87m max x 5.16m max)



Having initial dressing area with part pitched ceiling and double glazed dormer windows to the front, access to loft space, inset downlighters and integral speakers, central heating radiator.

The bedroom having fitted wardrobes with overhead storage cupboards, inset downlighters and integral speakers, two central heating radiators.

From the dressing area a door leads through into:

ENSUITE SHOWER ROOM

9'4 x 7'9 (2.84m x 2.36m)



Appointed with double width shower enclosure with chrome shower mixer and rainwater rose, close coupled wc, pedestal wash basin with vanity surround, Travertine tiled floor with electric underfloor heating, shaver point, contemporary towel radiator, inset downlighters and speakers to the ceiling, UPVC double glazed window.

BEDROOM 2

13'11 x 12'9 (4.24m x 3.89m)



A further well proportioned double bedroom benefitting from ensuite facilities, double glazed window overlooking the rear garden and paddock beyond, central heating radiator, inset speakers to the ceiling and door to:

ENSUITE SHOWER ROOM

13'7 max x 5'6 max (4.14m max x 1.68m max)



Having double width shower enclosure with wall mounted electric shower, close coupled wc, pedestal wash basin with vanity surround, contemporary towel radiator, part pitched ceiling with inset downlighters and skylight.

BEDROOM 3

15'8" x 10'9" (4.8 x 3.3)



A further double bedroom having double glazed window to the rear, central heating radiator.

BEDROOM 4

10'9 x 10'4 (3.28m x 3.15m)



A further double bedroom having pleasant aspect to the front, part pitched ceiling, central heating radiator and UPVC double glazed window.

BATHROOM

9'10 x 7'2 (3.00m x 2.18m)



Having deep double ended bath with wall mounted shower mixer and independent handset, close coupled wc with concealed cistern, pedestal wash basin, tiled splashbacks, Travertine tiled floor with underfloor heating, contemporary towel radiator, inset downlighters to the ceiling, integrated speakers and UPVC obscure double glazed window.



EXTERIOR



The property occupies a pleasant position tucked away off an initial shared but private driveway with electric gated access, a right of way is given to the adjacent property but still offers a large gravel frontage providing an excellent level of off road parking and leading to an integral:

DOUBLE GARAGE

19'6 x 16'8 (5.94m x 5.08m)



Having electric twin up and over timber doors, power and light, housing the gas central heating boiler, double glazed window and courtesy door at the rear.

GARDENS



To the front of the property there are landscaped borders with established trees and shrubs.

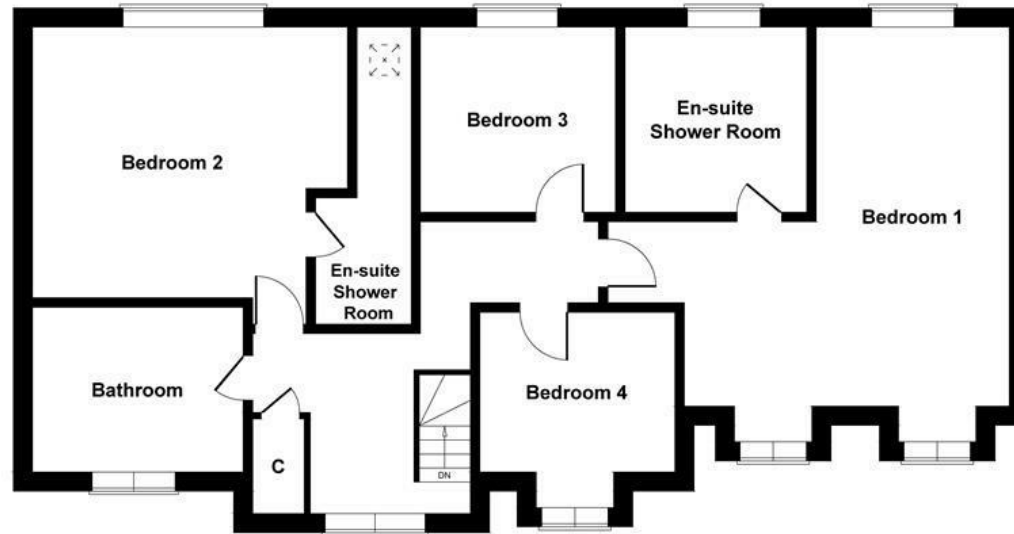


To the rear of the property is a pleasant enclosed garden mainly laid to lawn with initial paved terrace having external speakers, sleeper edged borders well stocked with established shrubs and further terrace at the foot, all enclosed by post and rail and timber fencing with aspect onto an adjacent paddock at the rear.

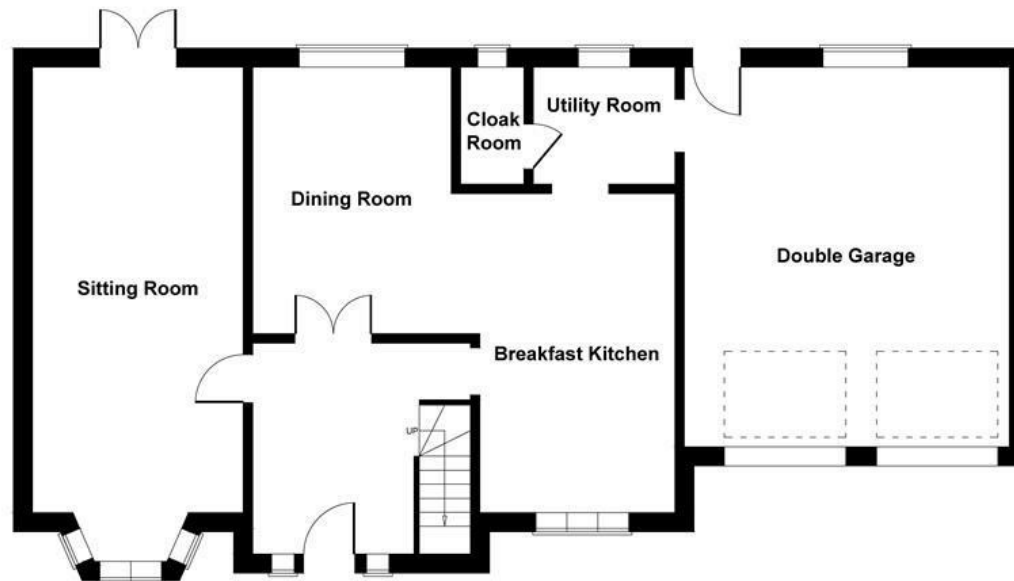


COUNCIL TAX BAND

Melton Borough Council - Tax Band F.



FIRST FLOOR



GROUND 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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



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