



## **LONG CLAWSON, MELTON MOWBRAY**

**Asking Price Of £725,000**

**Five Bedrooms**

**Freehold**



**DETACHED HOUSE**

**TWO ENSUITES**

**GENEROUS GARDEN**

**GOOD COMMUTER LINKS**

**GARAGE AND DRIVEWAY**

**HOME OFFICE/STUDY**

**LOCAL SCHOOLS NEARBY**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND F**

**01664 566258**

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Beautifully presented five bedroom detached house enjoying a generous plot situated in 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 comprises; entrance hall, cloakroom, lounge, dining room, breakfast kitchen, utility room and a home office to the ground floor. Five bedrooms, two ensuites and a family bathroom to the first floor. Outside the property benefits from ample off road parking, double garage, newly erected pergola and outdoor kitchen/seating area and a good sized garden.

**ENTRANCE HALL** A glazed door opens into the generous entrance hall, having stairs rising to the first floor landing, radiator, tiled flooring and oak doors off to;

**CLOAKROOM** 5'3" x 5'10" (1.62m x 1.78m) Comprising of a close coupled, push button dual flush WC, wall mounted wash hand basin and a heated towel rail. Obscure glazed window, storage cupboard with oak doors, tiled walls and flooring.

**LOUNGE** 14'6" x 21'6" (4.44m x 6.56m) Spacious dual-aspect lounge bathed in natural light, thanks to the window to the front and French doors that lead seamlessly onto the patio-perfect for summer evenings and entertaining. Feature open fire place with a tiled hearth, two radiators for all year round comfort, TV aerial point and oak wood flooring throughout.

**DINING ROOM** 12'4" x 11'3" (3.76m x 3.44m) The open-plan dining room leads seamlessly into the kitchen and features French doors opening onto the patio, LED lighting, a radiator, and sleek tiled flooring that continues through to the kitchen for a cohesive finish.

**KITCHEN/BREAKFAST ROOM** 13'7" x 10'9" (4.15m x 3.29m) Beautifully appointed oak kitchen having a generous range of stylish wall and base units with soft under-lighting topped with granite work surfaces, under mount double sink with mixer tap over, housing for a fridge freezer and a central island breakfast bar. Integrated Smeg dishwasher, and a Range Master cooker with extractor hood over. Window overlooking the rear garden, LED lighting and radiator.

**UTILITY ROOM** 7'6" x 8'4" (2.31m x 2.56m) Fitted with oak wall, base and drawer units topped with granite work surfaces with an under mount sink and mixer tap. Integrated combination microwave oven, space and plumbing for a washing machine and under counter fridge. Window and external door to the garden, radiator, LED lighting and an extractor fan.

**OFFICE** 9'8" x 11'8" (2.97m x 3.56m) This versatile space could lend itself for many uses, having a window, radiator, LED lighting and oak wood flooring.

**LANDING** Taking the Oak staircase to the first floor landing having a feature arched window mid-way, LED lighting, carpet flooring and oak doors off to;

**BEDROOM ONE** 14'7" x 12'9" (4.45m x 3.90m) Having a window to the front aspect, radiator, LED lighting, carpet flooring and access through to the dressing room.

**DRESSING ROOM** 8'4" x 8'6" (2.55m x 2.60m) Having a window to the rear aspect, radiator, LED lighting, carpet flooring and a door to the ensuite.

**ENSUITE** 7'10" x 8'3" (2.41m x 2.53m) Comprising of a shower cubicle, panel bath, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, LED lighting, extractor fan, part tiled walls and tiled flooring.

**STUDY** 11'8" x 7'5" (3.58m x 2.27m) Having a window to the front aspect, radiator, wood flooring and door through to bedroom two.

**BEDROOM TWO** 18'0" x 14'9" (5.5m x 4.52m) Another generous double room having two Velux windows, French doors to the Juliette balcony, two radiators, spotlights, carpet flooring and door to the ensuite.

**ENSUITE** 3'9" x 7'6" (1.16m x 2.30m) Comprising of a shower cubicle, low flush WC, pedestal wash hand basin and a heated towel rail. LED lighting, extractor fan, part tiled walls and tiled flooring.

**BEDROOM THREE** 10'9" x 13'8" (3.29m x 4.18m) Having a window overlooking the rear garden, radiator and carpet flooring.

**BEDROOM FOUR** 10'2" x 11'8" (3.11m x 3.58m) Having a window to the side aspect, radiator and carpet flooring.

**BEDROOM FIVE** 10'9" x 9'6" (3.29m x 2.92m) Having a window overlooking the rear garden, radiator, built-in storage cupboard and wood flooring.

**BATHROOM** 6'9" x 9'10" (2.08m x 3.02m) Comprising of a double ended bath, shower cubicle, close coupled, push button dual flush WC, wall mounted wash hand basin and a heated towel rail. Obscure glazed window, LED lighting, part tiled walls and tiled flooring.

**FRONT ASPECT** A private driveway opens to ample off-road parking and a double garage, framed by courtesy lighting and a welcoming storm porch. To the side, a timber pergola stands ready to host an outdoor kitchen and seating area-a blank canvas for summer gatherings, al fresco dining, or peaceful evening retreats.

**DOUBLE GARAGE** 20'2" x 19'6" (6.15m x 5.96m) The property benefits from a spacious garage featuring two manual up-and-over doors, internal power and lighting for added convenience, and a rear personnel door providing easy access to the garden.

**GARDENS** An extensive paved patio spans the rear of the property, ideal for alfresco dining or relaxed summer evenings, beautifully enhanced by courtesy lighting and a convenient garden tap. Beyond, a formal lawn is bordered by timber fencing and framed by mature shrubs, offering both privacy and seasonal colour. To the side, gated access opens onto a further paved area-perfect for discreet storage or ease of access.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middleton's, 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.













Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	72

England & Wales

EU Directive  
2002/91/EC



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**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.