



21a Melton Road, Long Clawson,
Leicestershire, LE14 4NR

£625,000
Tel: 01949 836678

 **RICHARD
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An opportunity to purchase a well proportioned modern detached family orientated home tucked away off Melton Road in a quiet backwater located within this well regarded and attractive Vale of Belvoir village.

Originally completed in 2010 by a well regarded local builder and finished to a high specification at the time, with attractive brick elevations beneath a pan tiled roof, behind which lies a generous level of versatile accommodation lying in the region of 2,500 sq.ft., excluding it's large integral double garage.

The property benefits from traditional, aesthetically pleasing architecture behind which lies a more modern interior benefitting from underfloor and gas central heating, UPVC double glazing, modern fixtures and fittings and relatively neutral decoration throughout.

The property boasts three reception areas with a spacious open plan kitchen/dining kitchen and snug/family room off offering a pleasant aspect into the rear garden, fitted with a generous range of units having granite preparation surfaces and integrated appliances. Two further receptions include a pleasant dual aspect sitting room with large walk in bay window to the rear and feature fireplace with inset stove and separate study perfect for today's way of home working. In addition there is a useful utility and ground floor cloakroom. The ground floor accommodation is accessed off a spacious initial entrance hall with attractive turning staircase rising to a generous galleried landing above and, in turn, five double bedrooms including a well proportioned master bedroom with walk through dressing area and ensuite facilities, and separate family bathroom.

The property occupies a pleasant position tucked away at the edge of the village on a small private driveway shared with only a handful of other dwellings with ample off road parking to the front, an integral double garage and pleasant landscaped, enclosed gardens at the rear.

Overall this is an excellent opportunity, particularly for families, to purchase a well proportioned detached modern, relatively efficient, home within this well regarded village setting.

LONG CLAWSON

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.

COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

13'2" x 10'5" (4.01m x 3.18m)



A well proportioned entrance hall having full height ceiling up to a galleried landing above with engineering oak flooring, deep skirting, central heating radiator and spindle balustrade staircase rising to first floor.

Further oak internal doors leading to:

SITTING ROOM

20'11" max into bay x 12'7" (6.38m max into bay x 3.84m)



A pleasant reception benefitting from a dual aspect with double glazed windows to the side and walk in bay window overlooking the garden at the rear. The focal point of the room is the chimney breast with exposed brick fireplace with flagstone hearth and inset solid fuel stove, with continuation of the oak flooring, deep skirting, central heating radiator and inset downlighters to the ceiling.



STUDY

12'8" x 8'6" (3.86m x 2.59m)



A versatile reception ideal as a home office perfect for today's way of home working having central heating radiator, oak effect flooring and double glazed window to the front.

LIVING/DINING KITCHEN

28'7" x 13'2" (24' max into snug) (8.71m x 4.01m (7.32m max into snug))



A fantastic well proportioned open plan living/dining kitchen with versatile snug area off creating a perfect space ideal for families, every day eating and entertaining. The

initial kitchen area is fitted with a generous range of contemporary wall, base and drawer units with brushed metal fittings and granite preparation surfaces with complementing central island unit providing additional storage having large working surface and integral breakfast bar. In addition there is an undermounted stainless steel sink and drain unit with chrome swan neck mixer tap and granite upstands, integrated Bosch dishwasher, twin under counter fridges, space for free standing gas or electric range, glass splash back and Rangemaster chimney hood over, inset downlighters to the ceiling, attractive Travertine style flooring, deep skirting and double glazed windows to the side.

The kitchen then opens out into a light and airy dining area which offers a part pitched ceiling with inset skylights and downlighters, continuation of the tiled floor, central heating radiator, double glazed windows, glazed gable end and French doors leading into the garden.

Off the main kitchen area:



SNUG/PLAY ROOM

12'3" x 10'2" (3.73m x 3.10m)



A versatile reception space ideal as a cosy snug or play room having oak effect flooring, central heating radiator, inset downlighters to the ceiling and double glazed window overlooking the rear garden.

Returning to the kitchen a further door leads through into:

UTILITY ROOM

7'6" x 7'10" (2.29m x 2.39m)



Having fitted wall and base units complementing the main kitchen with granite preparation surface, undermounted sink unit with stainless steel swan neck mixer tap, granite upstands, plumbing for washing machine, space for tumble dryer, wall mounted Potterton central heating boiler, continuation of Travertine style tiled floor, central heating radiator and courtesy door into the garage.

A further door leads into:

GROUND FLOOR CLOAKROOM

7'8" x 4'9" (2.34m x 1.45m)

A generous space having ample room for cloaks hanging and fitted with a two piece RAK Ceramics white suite comprising close coupled WC, pedestal wash hand basin with chrome mixer tap, mosaic tiled splash backs, continuation of Travertine effect tiled floor, central heating radiator and ceiling mounted extractor.

GARAGE

22'3" wide x 16'7" deep (6.78m wide x 5.05m deep)

A well proportioned double garage having twin electric roller shutter doors, power and light, and courtesy door at the rear.

RETURNING TO THE INITIAL ENTRANCE HALL:

FIRST FLOOR LANDING

17'7" max x 13'5" (5.36m max x 4.09m)



A spindle balustrade turning staircase rises to an impressive first floor galleried landing. A well proportioned, light and airy space with double glazed window to the front, central heating radiator, built in airing cupboard housing Megaflor hot water cistern and access to loft space above which is part boarded with pull down ladder.

Further doors lead through into:

BEDROOM 1

19'4" max x 13'2" max (5.89m max x 4.01m max)



A well proportioned L shaped double bedroom benefitting from ensuite facilities as well as a pleasant aspect to the rear across the garden and adjacent gardens beyond, the room having inset downlighters to the ceiling, two central heating radiators, integral air conditioning and double glazed window.

A further door leads into:

ENSUITE SHOWER ROOM

7'1" x 6'2" (2.16m x 1.88m)



Having a white suite comprising quadrant shower enclosure with sliding double doors, wall mounted shower mixer, close coupled WC, vanity unit with inset washbasin, chrome mixer tap and tiled splash backs with stone mosaic border over, contemporary towel radiator, inset downlighters to the ceiling and double glazed window.

BEDROOM 2

12'7" x 10'10" (3.84m x 3.30m)



A further well proportioned double bedroom having aspect into the rear garden with central heating radiator and double glazed window.

BEDROOM 3

12'1" x 10'5" (3.68m x 3.18m)



A further double bedroom having aspect into the rear garden with central heating radiator and double glazed window.

BEDROOM 4

12'9" x 8'2" (3.89m x 2.49m)



Further double bedroom having aspect to the front with central heating radiator and double glazed window.

BEDROOM 5

21'11" x 10'2" (6.68m x 3.10m)



An interesting room of generous proportions situated above the garage which could make a further double bedroom or, alternatively a first floor reception space, which would be ideal for teenagers as a games room or living area, having part pitched ceiling, inset downlighters, central heating radiator and two double glazed dormer windows to the front.

BATHROOM

9'1" x 5'11" (2.77m x 1.80m)



Having white suite comprising tongue and groove effect

panelled bath with chrome mixer tap, separate quadrant shower enclosure with glass double doors and wall mounted shower mixer, close coupled WC, vanity unit with inset washbasin with chrome mixer tap, Travertine style tiled splash backs with stone mosaic border, chrome towel radiator, inset downlighters to the ceiling and double glazed window to the side.

EXTERIOR



The property occupies a pleasant position tucked away down a private driveway shared with only a handful of other dwellings, offering a low maintenance frontage which maximises off road parking, with gravel driveway that in turn leads to the integral double garage and front door. Pedestrian access to the side leads to the rear of the garage and a useful storage area which in turn leads to the rear garden which offers a pleasant outdoor space with large flagged terrace leading onto a well maintained lawn with well stocked perimeter borders containing established trees and shrubs.



COUNCIL TAX

Melton Borough Council - Band F

TENURE

Freehold

Approximate Gross Internal Area
2799 sq ft - 260 sq m



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.

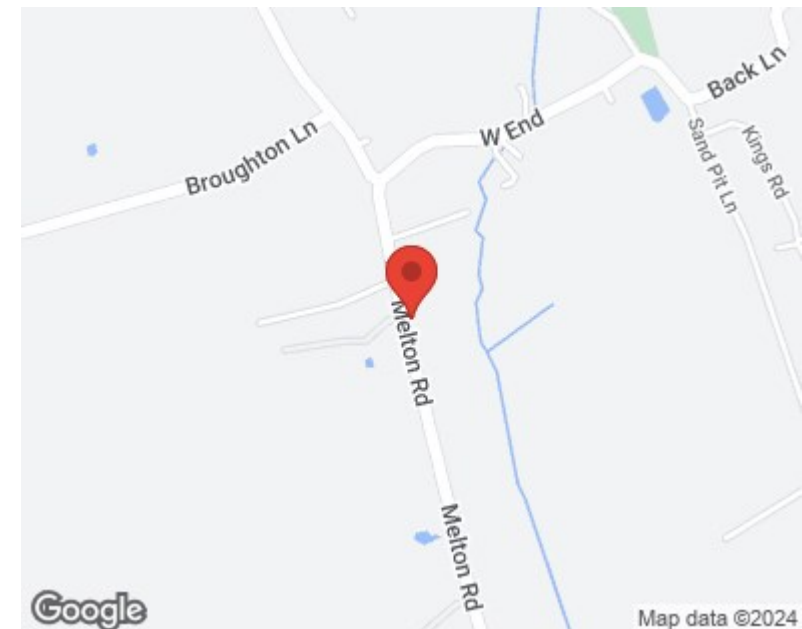
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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