



**3 Hickling Lane, Long Clawson, Melton Mowbray,  
LE14 4NW**  
**£389,950**

 **Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 3 Hickling Lane Long Clawson Melton Mowbray LE14 4NW

Perfectly positioned to enjoy the tranquillity of the Vale of Belvoir, this standout home on Hickling Lane captures the very best of village life in Long Clawson. It's a property that balances high-specification modern finishes with a genuine sense of space, offering an open-plan layout that transitions seamlessly to a generous garden. Whether you're drawn to the stunning open views or the convenience of having an award-winning deli and local school just a short stroll away, this instruction represents a rare opportunity to move straight into a beautifully finished home in a premier Leicestershire location.



Living Room / Dining Area



Kitchen



Conservatory



Bedroom

## Description

Established within the heart of the highly sought-after Vale of Belvoir village of Long Clawson, this superb detached bungalow offers a rare combination of space, privacy, and village convenience. Occupying a prominent spot on the desirable Hickling Lane, the property is situated on a generous, mature plot that has been meticulously cared for. This home provides a peaceful retreat while remaining within easy walking distance of the village's award-winning deli, local gastro-pub, and primary school.

The internal accommodation is impressively proportioned and thoughtfully laid out. The heart of the home is a bright and spacious living room, which flows seamlessly into a large rear conservatory. This addition acts as a secondary reception space, offering panoramic views of the landscaped gardens and providing an ideal spot for morning coffee or evening relaxation. Practicality is well catered for with a dedicated utility room, keeping the laundry and heavy appliances separate from the main kitchen and dining areas.

The sleeping quarters are equally well-considered. The property features generous bedrooms, including a principal suite complete with its own private ensuite shower room. The remaining bedroom is served by a well-appointed family bathroom, all maintained to an excellent standard. Throughout the home, large windows and a neutral palette ensure a bright, welcoming atmosphere that is ready for immediate occupation.

Outside, the property continues to impress. Bordered by beautifully landscaped gardens, the grounds offer various zones for gardening and entertaining. Practicality meets leisure in the garden's impressive range of outbuildings; adjacent to the detached brick garage, you will find a greenhouse perfectly positioned for the morning sun. The garden also features a substantial garden shed for storage and a nearly new summer house, which provides a tranquil retreat. With a private driveway providing ample off-road parking, this property represents a fantastic opportunity for those seeking a high-quality home in a prime Vale location.

Viewing is essential to fully appreciate the space, plot, and quality of this delightful home. Contact Shouler & Son today to arrange your appointment.

Agents Note: Please be advised that the sale of this property is subject to a Grant of Probate. Prospective purchasers should note that while a sale can be agreed, exchange of contracts cannot take place until the Grant of Probate has been formally received.



Bedroom



Bathroom



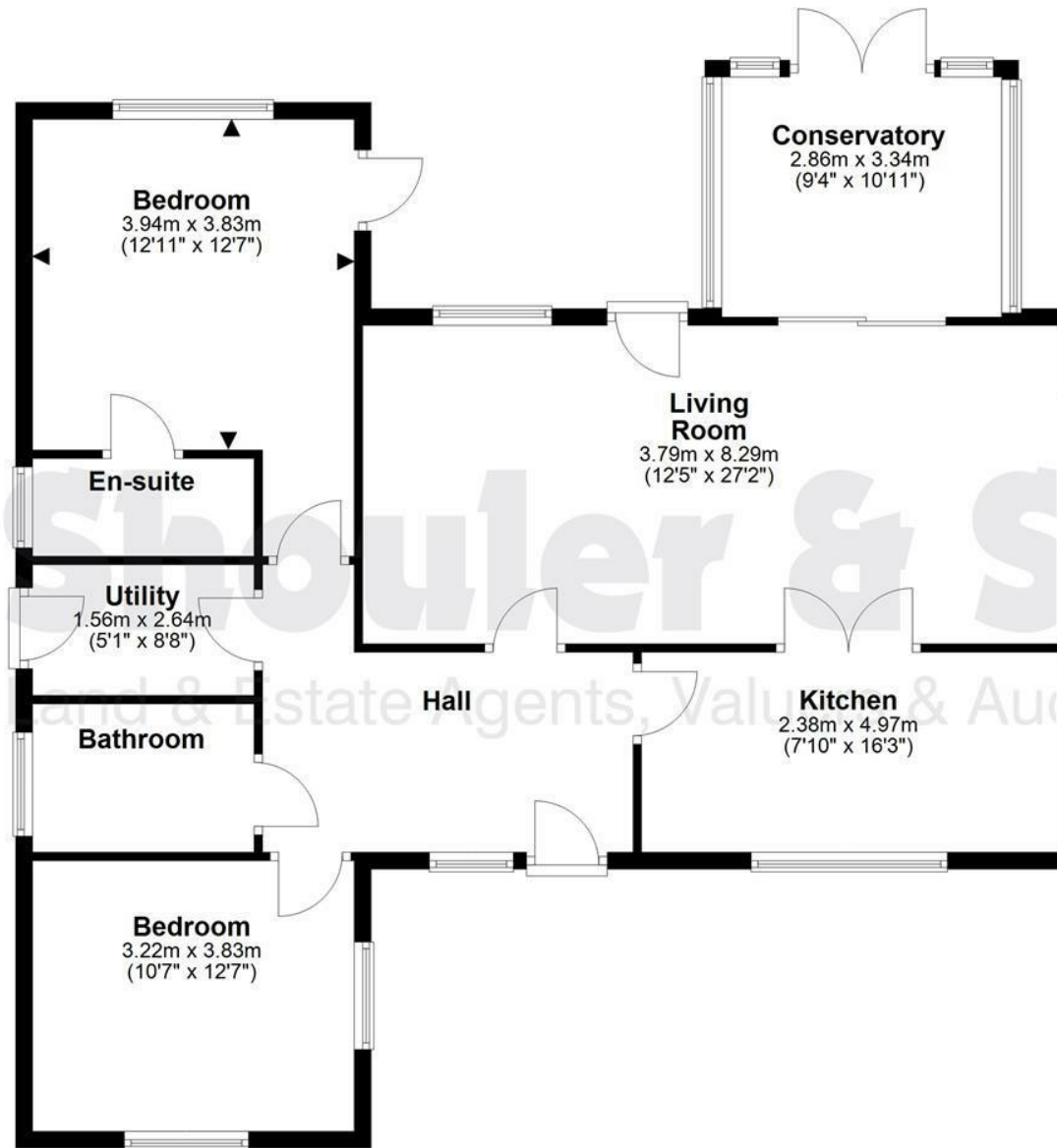
Garden



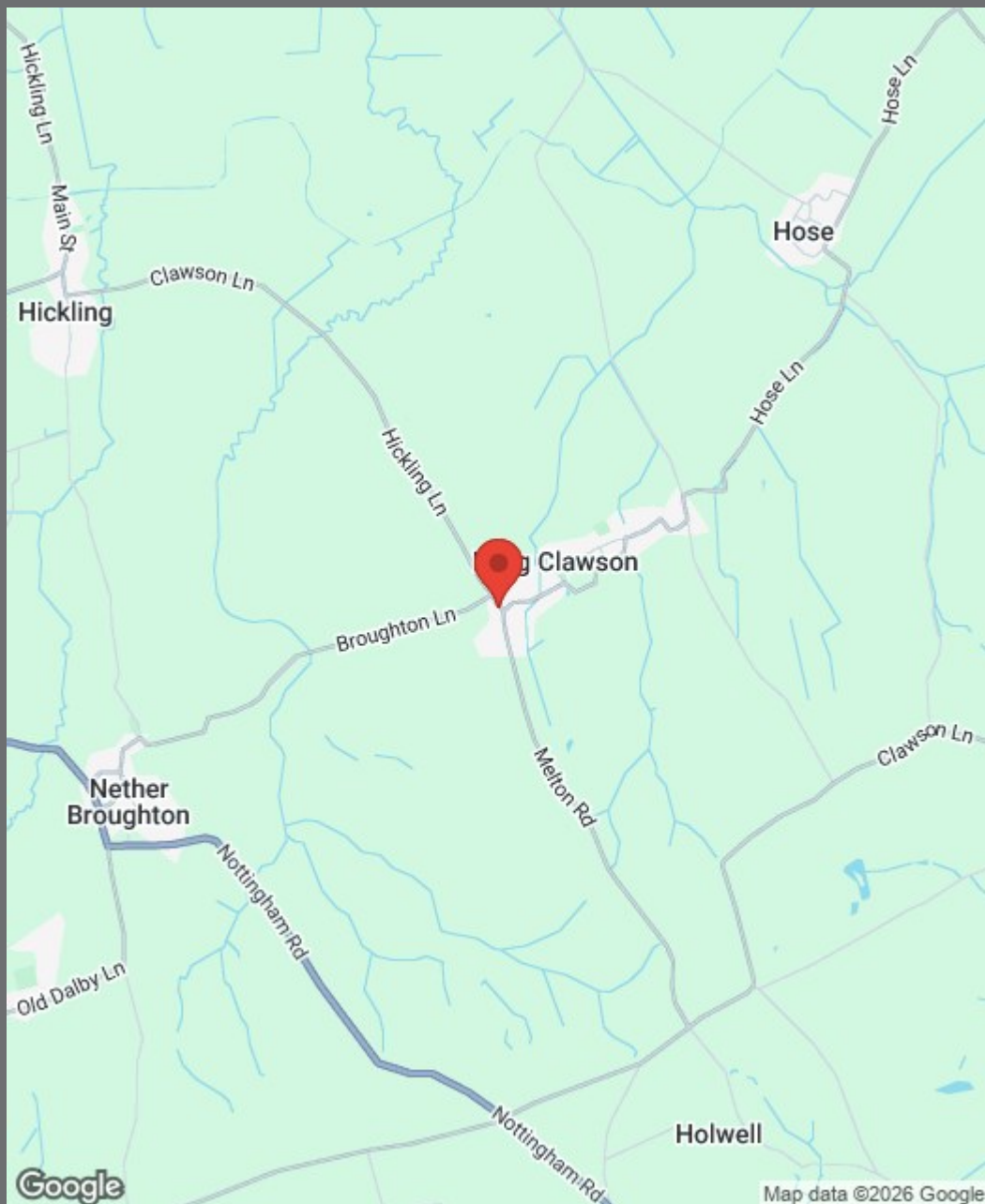
Garage

## Ground Floor

Approx. 108.6 sq. metres (1168.7 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.  
Plan produced using PlanUp.



- **Sought-After Location:** Positioned on the prestigious Hickling Lane in Long Clawson.
- **Detached Bungalow:** A rare opportunity to acquire a spacious, single-storey residence.
- **Generous Plot:** Significant outdoor space with beautifully landscaped front and rear gardens.
- **Light & Airy:** Large windows throughout ensuring a bright and welcoming atmosphere.
- **Ample Parking:** Private driveway with space for multiple vehicles plus a detached garage.
- **Village Life:** Walking distance to local amenities, including the famous Long Clawson Dairy shop.
- **Excellent Condition:** Well-maintained throughout and ready for immediate occupation.
- **Versatile Living:** Flexible layout suitable for retirees, professionals, or small families.
- **No Upward Chain:** Offered to the market with the benefit of no onward chain.



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