

Lyndon 35 East End, Long Clawson, Leicestershire, LE14 4NG

No Chain £500,000

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RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Charming Detached Cottage
- Wealth Of Character & Features
- 3 Double Bedrooms
- Ensuite & Main Bathroom
- Quiet Backwater Setting
- Sympathetically Renovated & Modernised
- High Specification Finish
- 2 Receptions
- Ground Floor Cloaks & Utility
- Ample Off Road Parking

An interesting opportunity to purchase a truly individual detached period cottage which has, over recent years, seen a complete programme of sympathetic renovation and modernisation to provide both a deceptive level of accommodation and also a wealth of character and features to complement its attractive cottage style facade.

It's clear that a great deal of thought and attention to detail has gone into the restoration of this period home, finished to a high specification and boasting immense character. Every room offers its own individuality many having exposed beams and hand made cottage latch ledge and brace doors with antique pewter style fittings; wide board flooring to the main sitting room leads through into limestone flags in the kitchen and snug. The ground floor space works exceptionally well with a large open plan living/dining room benefitting from windows to three elevations as well as an attractive feature fireplace with inset solid fuel stove. This is part open plan to a beautifully appointed bespoke Shaker style kitchen which creates a traditional, elegant, feel as well as an excellent level of storage with Corian work tops and hand painted Winchester glazed tiled splash backs; a central island unit with solid oak work top provides an excellent working area ideal for the keen cook. A second reception provides an attractive snug with continuation of the limestone flooring and an additional multi fuel stove; this links through into a useful utility and ground floor cloak room.

To the first floor there are three double bedrooms, the principal of which benefits from ensuite facilities, and a beautifully appointed family bathroom.

Externally the property offers a generous level plot with a good level of off road parking and an enclosed garden at the rear which encompasses a fantastic cabin housing a BBQ and cooking facilities making a perfect outdoor entertaining space.

All of this is located in a quiet backwater that's still within walking distance of the heart of this well served and much requested Vale of Belvoir village.

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.

AN ATTRACTIVE OAK ENTRANCE DOOR WITH LEADED GLAZED LIGHT LEADS THROUGH INTO:

INITIAL ENCLOSED PORCH

5' x 3'6" (1.52m x 1.07m)
Having attractive flagstone flooring, cloaks hanging space and a further oak cottage latch door leading through into:

SITTING/DINING ROOM

24'8" x 12'3" (7.52m x 3.73m)
A fantastic, well proportioned, light and airy space large enough to accommodate both a living and dining area, benefitting from windows to three elevations including French doors leading out into the rear garden and wide board flooring. The focal point to the room is a chimney breast with exposed brickwork, timber lintel, flagstone hearth, inset solid fuel stove and alcove to the side.

The dining area is open plan to:

KITCHEN

12'3" x 11'7" (3.73m x 3.53m)
A well proportioned tastefully appointed space fitted with a generous range of bespoke Shaker style wall, base and drawer units in a heritage design with wood grain effect door fronts and Corian work tops; central island unit with solid oak work top providing a fantastic working area; integrated appliances include free standing Rangemaster stove with gas hob, fridge freezer, dishwasher and microwave; undermounted ceramic sink with traditional style mixer tap and hand painted Winchester glazed tiled splash backs and a further cottage latch door leading through into:

SNUG

16'2" x 12'6" max (4.93m x 3.81m max)
A versatile reception currently utilised as an additional cosy snug but could make formal dining or a generous office; having chimney breast with attractive period style cast iron fire surround and mantle, flagstone hearth and inset stove and alcove to the side and continuation of flagstone flooring. The room having an excellent level of storage with built in under stairs cupboard providing additional utility room with plumbing for washing machine and space for tumble dryer above, useful shelving, flagstone flooring and automatic ceiling sensor light.

A further cottage latch door leads through into:

INNER LOBBY

4'7" x 2'5" (1.40m x 0.74m)
Again providing storage space; having a further cottage latch door leading through into:

GROUND FLOOR CLOAK ROOM

5'6" x 2'5" (1.68m x 0.74m)
Having a two piece suite comprising close coupled WC and wall mounted washbasin with chrome taps and tiled splash backs; continuation of flagstone flooring and contemporary towel radiator.

RETURNING TO THE SNUG A FURTHER COTTAGE LATCH DOOR LEADS TO A STAIRCASE WITH SPLIT LEVEL LANDING AND FURTHER DOORS TO:

BEDROOM 1

12'3" x 16'2" max (3.73m x 4.93m max)
A well proportioned L shaped double bedroom benefitting from ensuite facilities with a pleasant aspect to the front; chimney breast with alcove to the side, access to loft space above and further cottage latch door into:

ENSUITE SHOWER ROOM

7'6" x 5'2" (2.29m x 1.57m)
Beautifully appointed with a contemporary suite comprising quadrant shower enclosure with double sliding doors and wall mounted shower mixer, close coupled WC and contemporary round bowl Travertine washbasin with wall mounted mixer tap; Travertine tiled walls, contemporary towel radiator and part pitched ceiling with inset skylight.

BEDROOM 2

12'11" x 11'9" (3.94m x 3.58m)
A stunning room having attractive vaulted ceiling with exposed trusses and purlins, exposed floor boards, chimney breast with alcoves to the side, inset skylight to the ceiling and additional window to the front.

BEDROOM 3

12' x 11'7" (3.66m x 3.53m)
A further well proportioned double bedroom having fantastic views to the north westerly side with far reaching views across the Vale countryside beyond.

FAMILY BATHROOM

12' max x 11'9" max (3.66m max x 3.58m max)
A well proportioned L shaped room beautifully appointed with both contemporary and traditional elements having large walk in shower enclosure with glass screen and wall mounted Matki shower with both independent handset and rainwater rose over, beautiful free standing ball and claw heritage style roll top slipper bath with free standing mixer tap with in integral shower handset, mid flush WC and heritage vanity unit with washbasin and chrome mixer tap; tongue and groove effect splash backs, traditional style column radiator, contemporary towel radiator, built in airing cupboard housing the hot water system and central heating boiler; a pleasant dual aspect.

EXTERIOR

The property occupies a delightful position tucked away at the end of this small "no through" lane shared with only a handful of other dwellings, set back behind a village green with a generous adjacent driveway providing ample off road car standing. This in turn leads to a well proportioned, enclosed, level garden with initial terrace and central lawn with established trees and shrubs. Located within the garden is a fantastic BBQ cabin providing seating for up to twelve people with a central BBQ creating a perfect entertaining space, even in the winter months.

COUNCIL TAX BAND

Melton Borough Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).
The property lies within the village conservation area.
Access to the property (and neighbouring properties) is across an area designated as a "village green".

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

Radon Gas:-
https://www.ukradon.org/information/ukmaps

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions
















LOST SOCKS
MISSING SOLE MATES























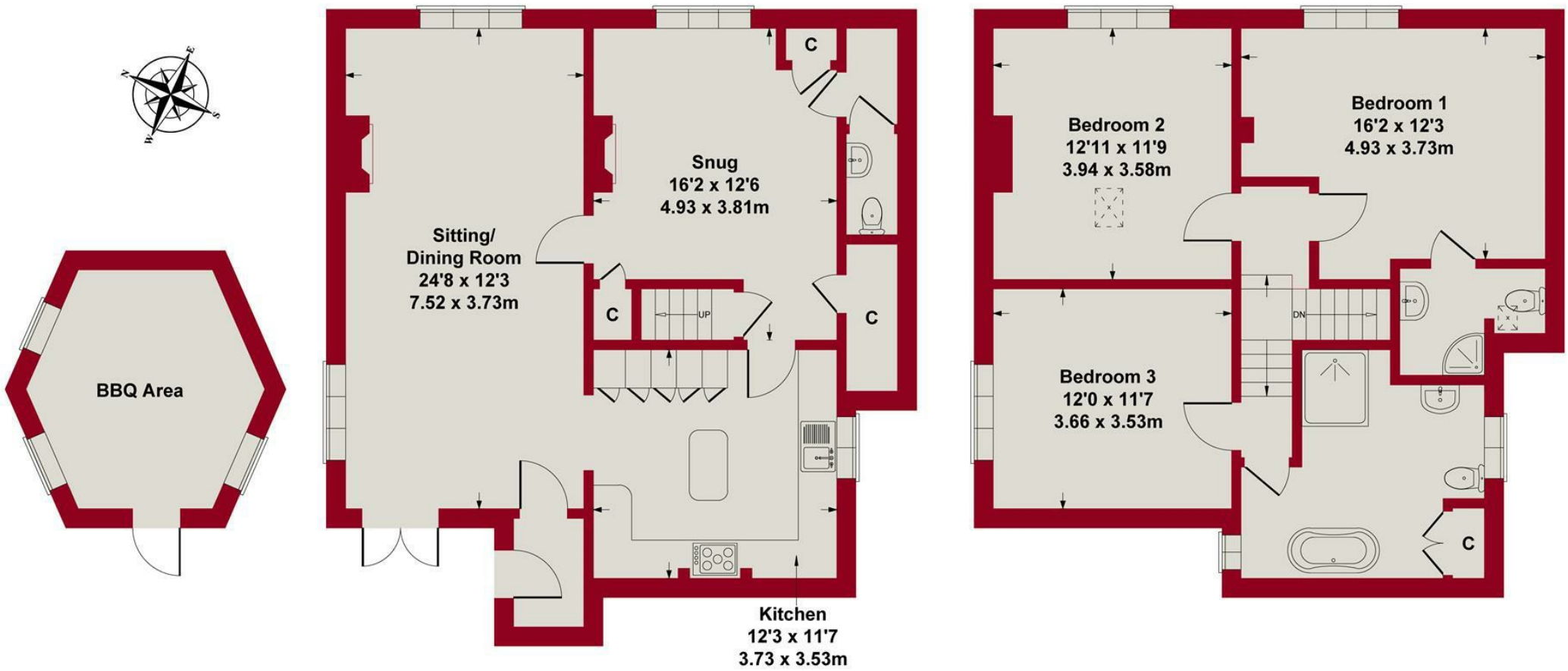












OUTBUILDING **GROUND FLOOR** **FIRST FLOOR**

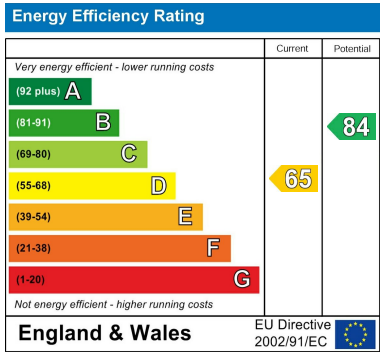
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

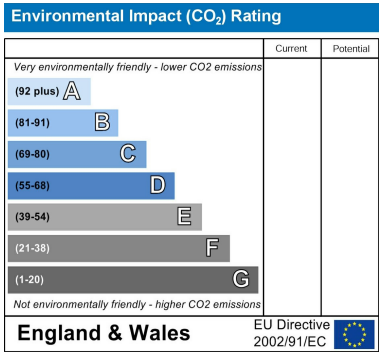
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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RICS
The Property Ombudsman

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