

WOLDS

THREE-BEDROOM DETACHED HOUSE WITH GARAGE - PLOT 17 & 18

CLAWSON
GATE
LE14



This attractive three-bedroom detached home combines classic architectural styling with modern, well-planned interiors.

The ground floor features a spacious kitchen/dining area with sliding doors opening onto the garden, a separate living room, and a convenient utility room and WC.

Upstairs offers three generously sized bedrooms, including a master bedroom with an ensuite, alongside a contemporary family bathroom.

Complete with a private driveway and garage, this home offers both style and practicality.

Gross internal floor area 108m²

Any measurements quoted are approximate and must be checked on site and against the layout which may vary due to unforeseen circumstances. Floor plans may be mirror handed. These details have been produced for illustrative purposes only and does not form any part of a contract or constitute an offer. Actual specification may vary from that shown in floor plan.

For more information and all enquiries contact:

Pelham Homes

Clifton Place, 9 Fairham Brook Drive
Clifton, Nottingham, NG11 8PY

sales@pelham-homes.co.uk
www.pelham-homes.co.uk

Find us

Hickling Lane, Long Clawson, Leicestershire, LE14 4NW
What3words ///mildest.target.hazelnuts

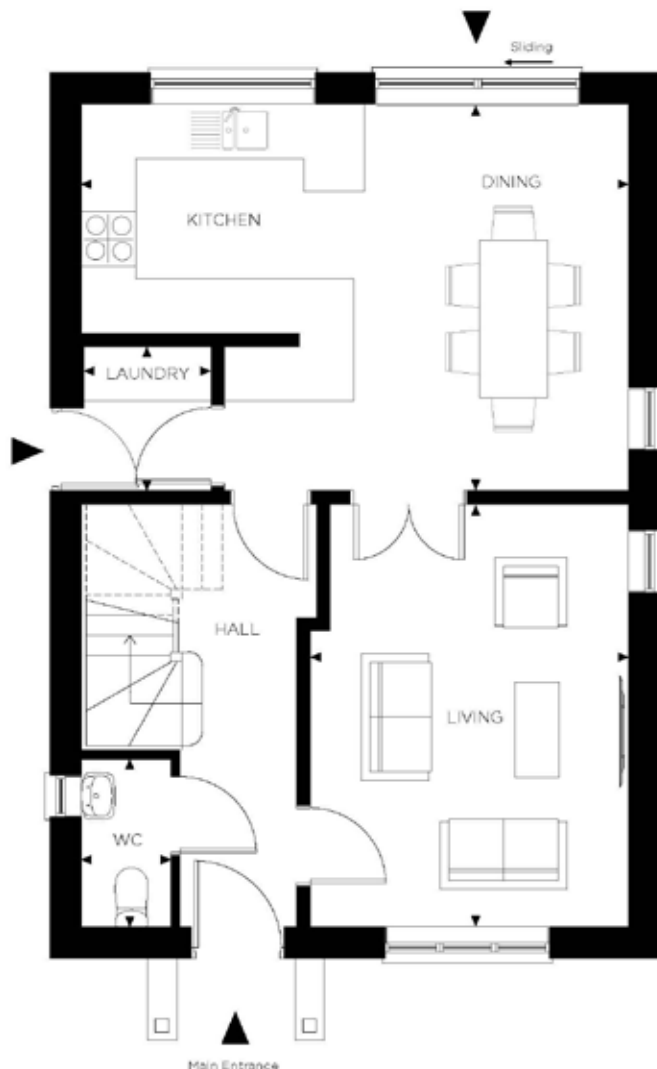


Call

0345 196 0065

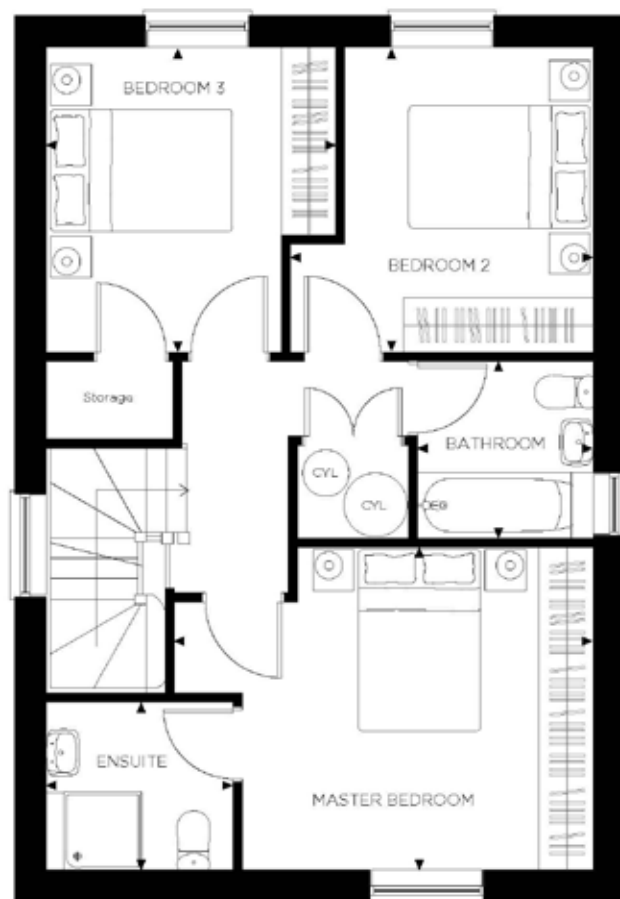


Floor plan



Ground floor plan

Not to scale



First floor plan

Not to scale

Key dimensions

Room	Dimensions	
Kitchen dining	6.04m x 4.26m (widest)	19ft 10in x 14ft 0in
Lounge	3.51m x 4.66m	11ft 6in x 15ft 3in
Laundry	1.40m x 1.59m	4ft 7in x 5ft 3in
Master bedroom	3.89m x 3.55m	12ft 9in x 11ft 8in
Bedroom 2	2.75m x 3.36m	9ft 0in x 11ft 0in
Bedroom 3	3.19m x 3.36m	10ft 6in x 11ft 0in
Bathroom	1.94m x 1.95m	6ft 4in x 6ft 5in

Any measurements quoted are approximate and must be checked on site and against the layout, which may vary due to unforeseen circumstances. Floor plans may be mirror handed. These details have been produced for illustrative purposes only and does not form any part of a contract or constitute an offer. Actual specification may vary from that shown in floor plan.

