Pelham Homes

BELVOIR

FOUR-BEDROOM DETACHED HOUSE WITH GARAGE - PLOT 4

CLAWSON GATE
LE14



This well-proportioned four-bedroom detached home offers stylish and practical living across two floors. The ground floor features a spacious kitchen/dining area with doors to the rear garden, a comfortable living room, separate study, utility room and WC.

Upstairs, four generous bedrooms include a master bedroom with en-suite, complemented by a modern family bathroom. Designed with flexibility in mind, the layout is ideal for both family life and entertaining.

A private driveway and detached garage complete the new home, combining traditional character with contemporary convenience in an attractive residential setting.

Gross internal floor area 142m²
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

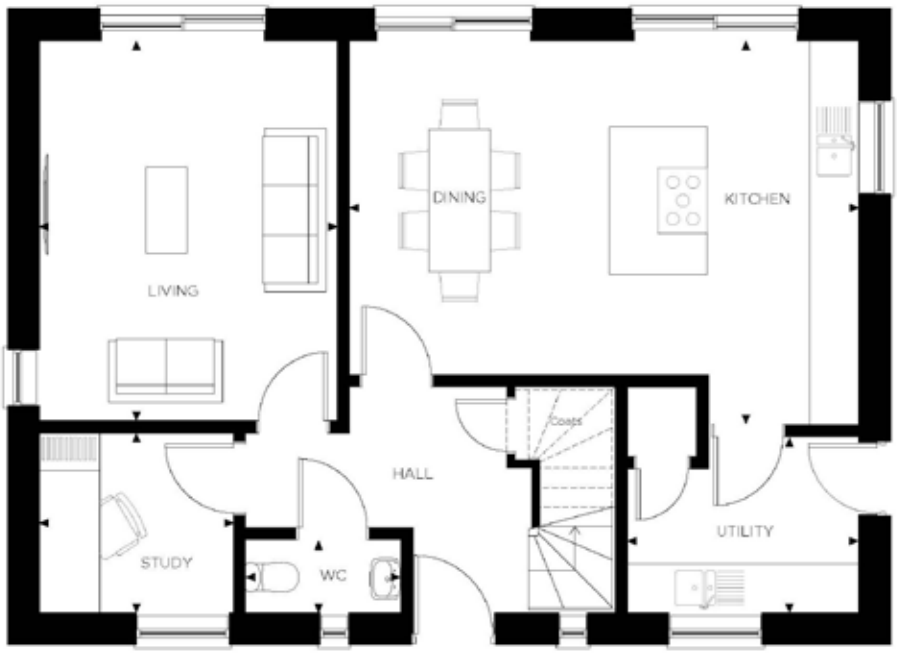
BELVOIR

CLAWSON GATE
LE14

Floor plan

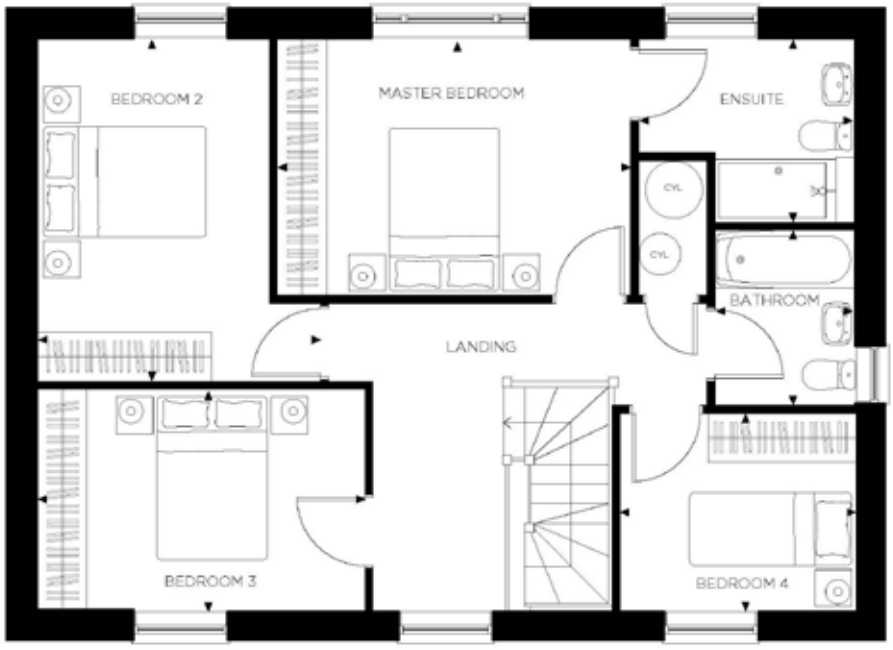
Ground floor plan

Not to scale



First floor plan

Not to scale



Key dimensions

Room	Dimensions	
Kitchen dining	6.23m x 4.69m	20ft 5in x 15ft 5in
Lounge	3.65m x 4.65m	12ft 0in x 15ft 3in
Utility	2.83m x 2.15m	9ft 3in x 7ft 1in
Study	2.37m x 2.19m	7ft 9in x 7ft 2in
Master bedroom	4.34m x 3.14m	14ft 3in x 10ft 4in
Bedroom 2	2.84m x 4.20m	9ft 4in x 13ft 9in
Bedroom 3	4.02m x 2.70m	13ft 2in x 8ft 10in
Bedroom 4	2.90m x 2.42m	9ft 6in x 7ft 11in
Bathroom	1.70m x 2.15m	5ft 7in x 7ft 1in

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.