

Alexanders



Amberley
Church Lane, Asfordby





Amberley

Church Lane, Asfordby

- Stunning spacious home over 3,200 square feet
- Secluded position
- Beautiful views over the River Wreake
- Six bedrooms, two en-suite, two bathrooms
- Four reception rooms and fitted kitchen
- Garaging and large driveway
- River frontage with fishing rights
- Versatile accommodation ideal for multi generational living
- ECP Rating D / Council Tax Band F / Freehold

General Description

Set in a beautiful, secluded position occupying a large plot off an attractive private gated driveway, this spacious home enjoys stunning far-reaching views over the open countryside and the River Wreake. Offering in excess of 3,200 square feet of living space this property would suit a growing family or is ideal for multi generational living.

Internally, the accommodation is presented across a single level and briefly comprises of an entrance porch leading on to the hallway, six bedrooms, a large principal bedroom with en-suite, two further bathrooms and one more en-suite. The spacious living room has a log burner and off here is the garden room which leads to the fully fitted kitchen with views of the gardens and open countryside beyond. There is also a separate family room and conservatory.

The property is approached via a private gated spacious driveway tucked behind the church, with a single garage off. The grounds are laid to lawn with a variety of mature trees and there is approximately 150 feet of river frontage with fishing rights.





Location

Asfordby is a particularly well serviced village offering an excellent range of local shopping, primary school and a public house. The village is particularly well situated with fast access to Melton Mowbray, Loughborough and Leicester.

Agents Note

Stunning location ideal for multi generational living.

Accommodation Summary

Ground Floor:: Entrance porch, hallway, sitting room, family room, dining/garden room, fitted kitchen, six bedrooms, two en-suites and two bathrooms.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01664) 896332.

Tenure

Freehold.

Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH (Tel: 01664 502502). Council Tax Band F.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Measurements

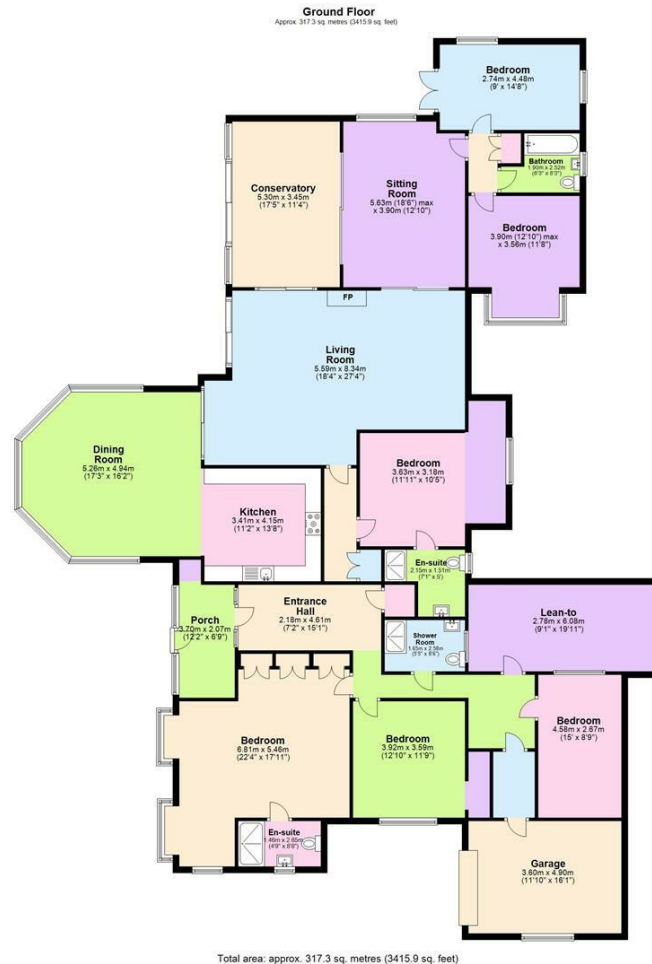
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







Viewing by appointment only

Alexanders

21 Market Place
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LE13 1XD

Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

