



Smiths
your property experts

Princess Ann Square

Asfordby

- No upward chain
- Spacious semi-detached family home
- Exceptional plot with gardens to the side and rear
- Ready for cosmetic upgrading
- Three good-sized bedrooms and a bathroom
- Kitchen/diner and two reception rooms
- Private driveway to the front of the property
- Brick-built workshop/outbuilding

General Description

Smiths Property Experts offer to the market, with no upward chain, this mature and spacious three-bedroom semi-detached home just a short walk from the centre of this Leicestershire village. The property enjoys a 'no through road' position and an exceptional plot with gardens to the side and rear.

The Location

Asfordby is a conveniently located village, situated just under three miles from the historic market town of Melton Mowbray. The village offers excellent access to Leicester, Loughborough, and Nottingham. Its amenities include a convenience store, a doctor's surgery, pubs, eateries, and a primary school.





The Property

The main house will benefit from cosmetic upgrading; however, it is offered in good and well-maintained order. With approximately 1,131 square feet of accommodation over two floors, gas-fired central heating, and uPVC double glazing throughout, the property offers excellent value for money for the eventual purchaser.

Expect to find accommodation comprising an entrance hall, generous sitting room, conservatory leading onto the rear gardens, and a super kitchen/diner with a rear lobby, utility, and WC space off. Upstairs are three good-sized bedrooms and the family bathroom.

The Outside

The property is set back from the road behind a private driveway. The gardens extend to the rear of the main house and the left-hand side. There are lawns, patio terraces, and mature stocked beds with green borders. There is also a solid brick-built workshop/outbuilding to the rear. The gardens enjoy a relatively private aspect.





Property Information

EPC Rating: D. Tenure: Freehold.

Council Tax Band: B.

Local Authority: Melton Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1224 sq.ft. (113.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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