



## HOUGHTON CLOSE, ASFORDBY HILL

Asking Price Of £225,000

Three Bedrooms

Freehold



END TERRACE HOUSE

DOWNSTAIRS WC

GOOD SIZED REAR GARDEN

VILLAGE LOCATION

OFF ROAD PARKING

ENSUITE TO THE MASTER

CLOSE TO LOCAL SCHOOLS

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

[info@middletons.uk.com](mailto:info@middletons.uk.com)





Three bedroom end terraced house situated to the west of Melton Mowbray. Asfordby Hill is a hamlet on the A6006 road, in the parish of Asfordby, in the Melton district, which benefits from having its own primary school. Approximately one mile from Melton Mowbray and convenient for Loughborough and Leicester.

The accommodation in brief comprises; entrance porch, cloakroom, lounge and kitchen diner to the ground floor. Three bedrooms, one being en-suite and a family bathroom to the first floor. Outside the property benefits from two off road parking spaces to the front and a good sized garden to the rear.

**PORCH** Steps up to the front door into the porch with doors off to the cloakroom and lounge.

**CLOAKROOM** Comprising of a low flush WC and pedestal wash hand basin, obscure glazed window, radiator and vinyl flooring.

**LOUNGE** 15' 2" x 13' 11" (4.63m x 4.25m) Having a double glazed window to the front aspect, radiator, feature fireplace with electric fire, stairs leading to the first floor landing, under stair storage, laminate wood flooring and door through to the dining kitchen.

**KITCHEN/DINER** 15' 1" x 11' 4" (4.62m x 3.46m) Fitted with a modern range of wall, base and drawer units, roll edge work surfaces, tiled splash backs, stainless steel one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for both a dishwasher and washing machine, integrated electric oven and gas hob with extractor hood over. Double glazed window and french doors opening out onto the rear garden, ample room for a dining table, space for a fridge freezer, radiator and tiled flooring.

**LANDING** Taking the stairs from the lounge to the first floor having a double glazed window to the side aspect, loft access hatch and doors off to;

**MASTER BEDROOM** 11' 8" x 10' 9" (3.58m x 3.30m) Having a double glazed window to the front aspect, radiator, over stair storage cupboard, carpet flooring and door to the ensuite shower room.

**ENSUITE** Comprising of a shower cubicle, low flush WC, pedestal wash hand basin, obscure glazed window and cushioned vinyl flooring.

**BEDROOM TWO** 10' 8" x 8' 3" (3.26m x 2.53m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 10' 8" x 6' 7" (3.26m x 2.02m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**BATHROOM** 5' 6" x 6' 5" (1.68m x 1.96m) Comprising of a panel bath, low flush WC, pedestal wash hand basin, tiled splash areas, radiator, vinyl flooring and extractor fan.

**OFF ROAD PARKING** There two allocated off road parking spaces to the front of the property.

**REAR GARDEN** Formal lawn with plant bed border to one side, paved pathway leading to the bottom of the garden where you will find a paved seating area and garden shed. Garden tap and wood panel fencing securing the boundary with gated access to the front.

**MISCELLANEOUS** Management company for the shared areas is Meadfleet ([www.meadfleet.co.uk](http://www.meadfleet.co.uk)) Shared areas contribution is linked to inflation and currently £200.00 a year payable in two instalments

**USEFUL INFORMATION** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

**FULL BROCHURE** A full brochure for this property is available on the Middletons website.

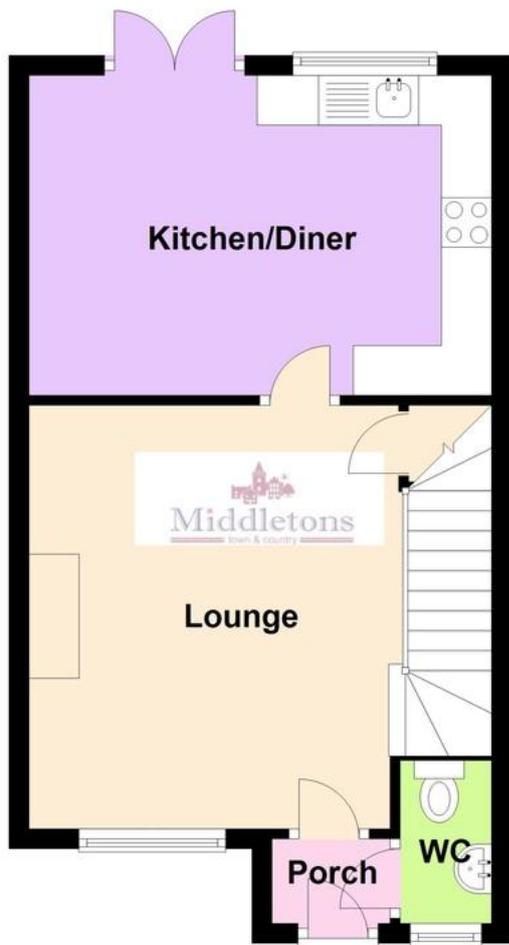
**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



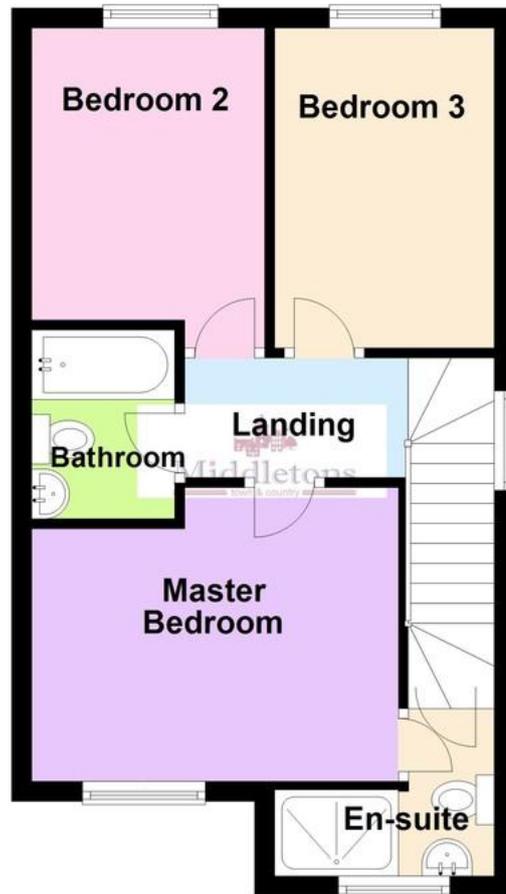




## Ground Floor



## First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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[www.middletons.uk.com](http://www.middletons.uk.com)  
[info@middletons.uk.com](mailto:info@middletons.uk.com)

**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.