



LEAH WAY, ASFORDBY

Asking Price Of £234,950

Three Bedrooms

Freehold

SEMI-DETACHED HOUSE

SOUTH FACING GARDEN

ENSUITE SHOWER ROOM

VILLAGE WITH AMENITIES

AMPLE OFF ROAD PARKING

DOWNSTAIRS WC

CLOSE TO LOCAL SCHOOLS

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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Great first time buy opportunity, three bedroom semi-detached house situated in the well serviced village of Asfordby. The village amenities include primary school, doctors surgery, takeaways, hairdresser, charity shop and cafes to name a few. There are regular bus services to Melton, Grantham, Loughborough and Leicester.

The accommodation on offer comprises; entrance hall, cloakroom, kitchen and lounge diner to the ground floor. Three bedrooms, one being ensuite and a family bathroom to the first floor. Outside the property benefits from a landscaped front garden and a south facing rear garden with a driveway providing off road parking for two vehicles.

ENTRANCE HALL Part glazed external door into the entrance hall having stairs rising to the first floor, under stair storage cupboard, radiator, laminate wood flooring and doors off to the cloakroom and kitchen.

CLOAKROOM Comprising of a close coupled WC, pedestal wash hand basin, radiator, extractor fan and laminate wood flooring.

KITCHEN 15' 1" x 9' 6" (4.62m x 2.92m) Fitted with contemporary wall, base and drawer units with work surfaces over, stainless steel sink and drainer unit, tiled splash backs, space and plumbing for a washing machine. Integrated appliances to include; dishwasher, fridge freezer, AEG eye level electric oven and gas hob with extractor hood over. Window to the front aspect, laminate wood flooring and inset spot lights.

LOUNGE/DINER 15' 1" x 15' 5" (4.62m x 4.7m) Having a dining area open-plan to the kitchen with radiator, the lounge area having french doors opening out onto the rear garden with a window to the side allowing plenty of natural light to fill the room. A further radiator, TV point and laminate wood flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing with airing cupboard and doors off to;

BEDROOM ONE 14' 2" x 8' 3" (4.32m x 2.54m) Having a window overlooking the rear garden, radiator, TV point, carpet flooring and door to the ensuite.

ENSUITE Comprising of a walk-in shower cubicle, pedestal wash hand basin, close coupled WC, heated towel rail and vinyl flooring.

BEDROOM TWO 9' 4" x 8' 0" (2.87m x 2.46m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 6' 3" x 11' 1" (1.93m x 3.4m) Having a window to the rear aspect, radiator and carpet flooring.

BATHROOM Comprising of a panel bath with shower riser over and glazed shower screen, pedestal wash hand basin, close coupled WC and a heated towel rail. Obscure glazed window, extractor fan and vinyl flooring.

FRONT GARDEN Having shrub beds and a paved pathway to the front door and a small lawn. Driveway to the side providing off road parking for two vehicles, gated access to the rear garden.

REAR GARDEN South facing rear garden, having a tiled patio area adjacent to the house, slate beds, water tap, garden shed, formal lawn with shrubs and a tree, childrens play area with bark and AstroTurf. Wood panel fencing secures the boundary.

AGENTS NOTE 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.

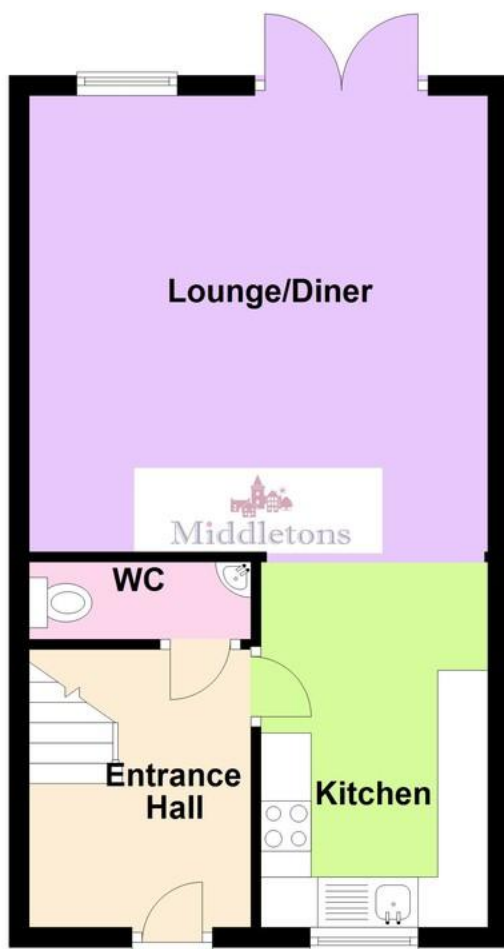
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



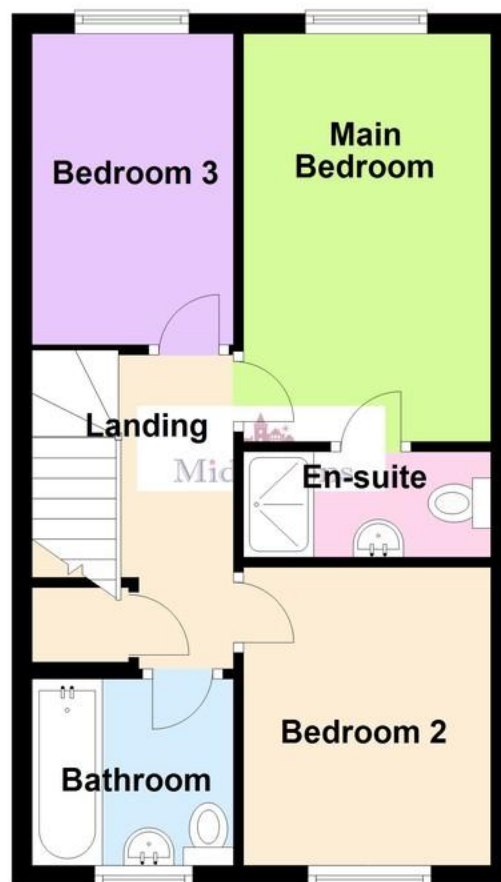




Ground Floor



First Floor



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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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.