



**LEAH WAY, ASFORDBY**

**Asking Price Of £269,950**

**Three Bedrooms**

**Freehold**



**SEMI-DETACHED HOUSE**

**DOWNSTAIRS WC**

**ENSUITE SHOWER ROOM**

**VILLAGE WITH AMENITIES**

**OFF ROAD PARKING**

**WEST FACING GARDEN**

**CLOSE TO LOCAL SCHOOLS**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

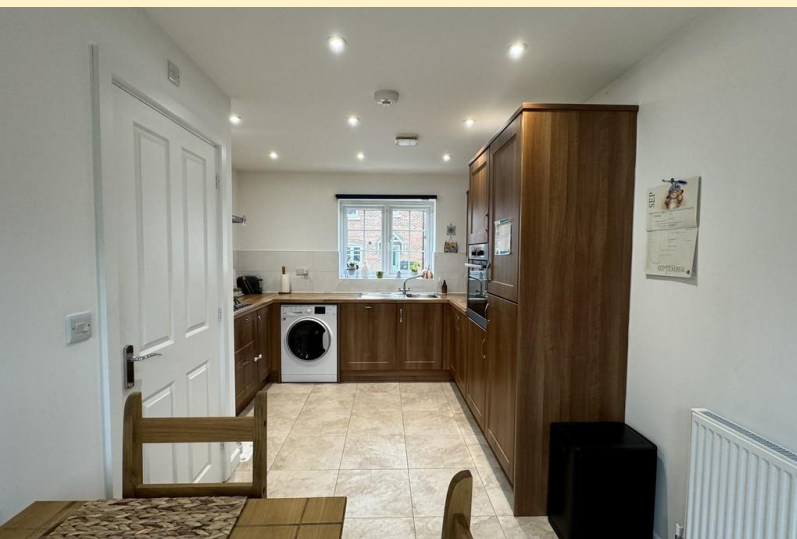
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Modern three bedroom semi-detached house situated in the well serviced village of Asfordby. The village amenities include primary school, doctors surgery, takeaways, hairdresser, charity shop and cafes to name a few. There are regular bus services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

The accommodation in brief comprises; entrance hall, cloakroom, lounge and kitchen diner to the ground floor. Three bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from off road parking and a good sized, west facing rear garden.

**ENTRANCE HALL** Having stairs rising to the first floor landing, under stairs storage cupboard, carpet flooring and doors off to;

**CLOAKROOM** 7' 2" x 6' 6" (2.2m x 1.99m) Comprising of a close coupled WC, pedestal wash hand basin with tiled splash back, extractor fan and a cupboard housing the central heating boiler.

**LOUNGE** 11' 6" x 18' 10" (3.52m x 5.75m) Featuring dual aspect windows with a bay window to the front, two radiators, TV point, two light pendants and carpet flooring.

**KITCHEN/DINER** 17' 3" x 7' 4" (5.26m x 2.25m) Fitted with modern wall, base, and drawer units with work surfaces, stainless steel sink and drainer, tiled splash backs, and space with plumbing for a washing machine. The integrated appliances include a dishwasher, fridge-freezer, eye-level electric oven, and a gas hob with an extractor hood above. A window faces the front aspect, complemented by tiled flooring and inset spotlights. The dining area has french doors opening onto the rear garden, central light pendant, TV point and radiator.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having a window to the rear, hatch to the part boarded loft space with lighting.

**BEDROOM ONE** 17' 11" x 10' 2" (5.47m x 3.10m) Featuring dual aspect windows allowing plenty of natural light, two radiator, TV point, carpet flooring and door to the ensuite.

**ENSUITE** 7' 2" x 6' 3" (2.2m x 1.92m) Comprising of a walk-in shower cubicle, pedestal wash hand basin, close coupled WC, heated towel rail and cushioned vinyl flooring.

**BEDROOM TWO** 10' 9" x 8' 0" (3.29m x 2.45m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 7' 5" x 8' 11" (2.28m x 2.72m) 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, electric shaver point, close coupled WC and a heated towel rail. Obscure glazed window, extractor fan and cushioned vinyl flooring.

**FRONT ASPECT** The front gardens are designed for easy upkeep, featuring graveled areas interspersed with a selection of shrubs and a small hedge along one boundary. There is off-road parking available for two vehicles at the side and gated access leading to the rear garden.

**REAR GARDEN** Primarily consisting of a lawn with borders of planted flowers and shrubs, the garden features a patio area next to the house equipped with a garden tap and shed, as well as an elevated decking area at the garden's end to fully enjoy the day's sunshine.

**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 Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		