



MAIN STREET, ASFORDBY

Asking Price Of £225,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

UTILITY

GOOD COMMUTER LINKS

WORKSHOP

GOOD SIZED REAR GARDEN

VILLAGE WITH AMENITIES

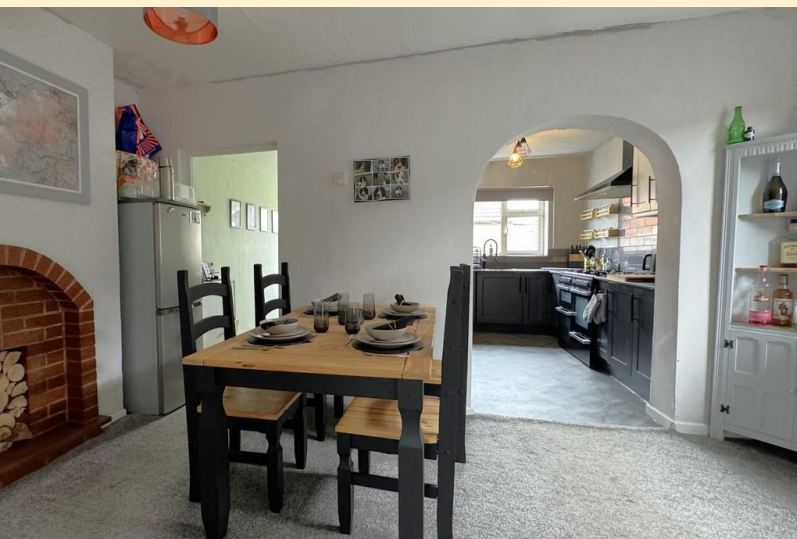
WEST OF MELTON MOWBRAY

COUNCIL TAX BAND B

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A great opportunity for the first time buyer, 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, lounge, dining room, kitchen and utility room to the ground floor. Three bedrooms and a shower room to the first floor. Outside the property benefits from a good sized rear garden and a workshop to the rear.

ENTRANCE HALL Having stairs rising to the first floor, radiator, carpet flooring and door to the lounge.

LOUNGE 14' 9" x 11' 5" (4.5m x 3.48m) Nicely proportioned room which has been professionally sound proofed, having a walk-in bay window to the front, radiator, feature fireplace with electric fire, TV pint and carpet flooring.

DINING ROOM 15' 0" x 8' 8" (4.59m x 2.66m) Having a window to the side aspect, radiator, exposed brick fireplace and carpet flooring.

KITCHEN 10' 9" x 8' 1" (3.28m x 2.48m) Accessed via an archway from the dining room, fitted with a modern range of wall, base and drawer units with work surfaces, composite sink and drainer unit, Range cooker with extractor hood over. Window over looking the rear garden, tiled splash backs, space for a fridge freezer and vinyl flooring.

UTILITY ROOM 11' 5" x 5' 5" (3.48m x 1.66m) Having work surfaces with space and plumbing for a washing machine, ample room for further white goods, window and external door to the rear garden.

LANDING Taking the stairs to the first floor with doors off to;

BEDROOM ONE 15' 4" x 9' 6" (4.68m x 2.9m) Having two windows to the front aspect, two radiators, built-in storage cupboard and laminate wood flooring.

BEDROOM TWO 12' 0" x 5' 9" (3.68m x 1.77m) Having a window to the rear aspect, radiator, built-in cupboard housing the central heating boiler and carpet flooring.

BEDROOM THREE 10' 9" x 8' 1" (3.28m x 2.48m) Having a window to the rear aspect, radiator and carpet flooring.

SHOWER ROOM 4' 7" x 8' 8" (1.4m x 2.65m) Comprising of a shower cubicle, pedestal wash hand basin and a low flush WC. Obscure glazed window, radiator, extractor fan, part tiled walls and vinyl flooring.

FRONT GARDEN Enclosed with mature hedging with a gate into the front garden which has hard landscaping adjacent to the property.

REAR GARDEN A good sized rear garden enclosed with mature hedging, formal lawn with a paved patio along one side of the garden leading to the workshop.

WORKSHOP 9' 0" x 22' 6" (2.76m x 6.88m) Formerly a garage situated at the back of the garden, equipped with power and lighting, and an additional timber shed attached. This could be dismantled to make way for a functional garage and a driveway suitable for one vehicle.

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		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		