



**HALL DRIVE, ASFORDBY**

**Asking Price Of £310,000**

**Three Bedrooms**

**Freehold**

**DETACHED HOUSE**

**CHAIN FREE**

**GOOD SIZED REAR GARDEN**

**VILLAGE WITH AMENITIES**

**GARAGE AND OFF ROAD PARKING**

**DOWNSTAIRS SHOWER ROOM**

**CLOSE TO LOCAL SCHOOLS**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

**01664 566258**

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









Offered with no upward chain, three bedroom detached house occupying a generous corner plot 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 of; entrance hall, lounge diner, kitchen, utility room and shower room to the ground floor. Three bedrooms and a shower room to the first floor. Outside the property benefits from a garage and off-road parking to the rear and generous front and rear gardens.

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

**LOUNGE/DINER** 24' 2" x 11' 10" (7.38m x 3.63m)  
Spacious and nicely proportioned room having a windows to the front and rear aspects, three radiators, feature stone fireplace with gas fire, TV point and carpet flooring.

**KITCHEN** 8' 3" x 11' 10" (2.54m x 3.62m) Fitted with a range of wall, base and drawer units topped with work surfaces, breakfast bar, stainless steel sink and drainer unit, space for an under counter fridge and tiled walls. Eye level electric oven and a Blomberg electric hob. Window to the rear aspect, wall mounted Worcester central heating boiler, pantry, external door to the utility room and vinyl flooring.

**UTILITY ROOM** 8' 7" x 6' 2" (2.62m x 1.89m) Fully tiled utility room fitted with a wall unit and work surface with space and plumbing for a washing machine, tumble dryer and a further appliance. Obscure glazed window and external door to the side.

**SHOWER ROOM** 6' 2" x 7' 10" (1.89m x 2.39m)  
Comprising of a low flush WC, vanity unit wash hand basin and shower cubicle. Fully tiled walls and flooring,, obscure glazed window, electric heater and extractor fan.

**LANDING** Taking the stairs to the first floor landing having a window to the side aspect, hatch with pull down ladder to the partly boarded loft space with lighting.

**BEDROOM ONE** 11' 11" x 11' 11" (3.64m x 3.64m) Having a window to the front aspect, radiator, carpet flooring, fitted bedroom furniture to include wardrobes, bedside drawers and dressing table.

**BEDROOM TWO** 10' 5" x 12' 0" (3.18m x 3.67m) Having a window to the rear aspect, radiator, carpet flooring and fitted wardrobes.

**BEDROOM THREE** 6' 11" x 8' 0" (2.11m x 2.45m) Having a

window to the front aspect, radiator and carpet flooring.

**SHOWER ROOM** 5' 3" x 8' 10" (1.62m x 2.70m)  
Comprising of a corner shower cubicle, heated towel rail, vanity unit wash hand basin and close coupled WC. Obscure glazed window, airing cupboard and vinyl flooring.

**FRONT GARDEN** Having a block paved and ramped pathway to the front door, formal lawn with gravel borders.

**GARAGE** Located to the back of the rear garden with space in front for one vehicle. Electric roller door, power and light connected, personnel door to the garden.

**REAR GARDEN** Generous west facing garden having a garden tap and electrical sockets, block paved patio area adjacent to the house. Green house and garden shed, formal lawn with planted shrub borders with wood panel fencing securing the boundary with gated access to the off road parking and garage.

**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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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 are 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.