



MARRIOTT CLOSE, ASFORDBY

Asking Price Of £385,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

LANDSCAPED REAR GARDEN

VILLAGE WITH AMENITIES

SPACIOUS ACCOMODATION

GARAGE AND DRIVEWAY

CLOSE TO LOCAL SCHOOLS

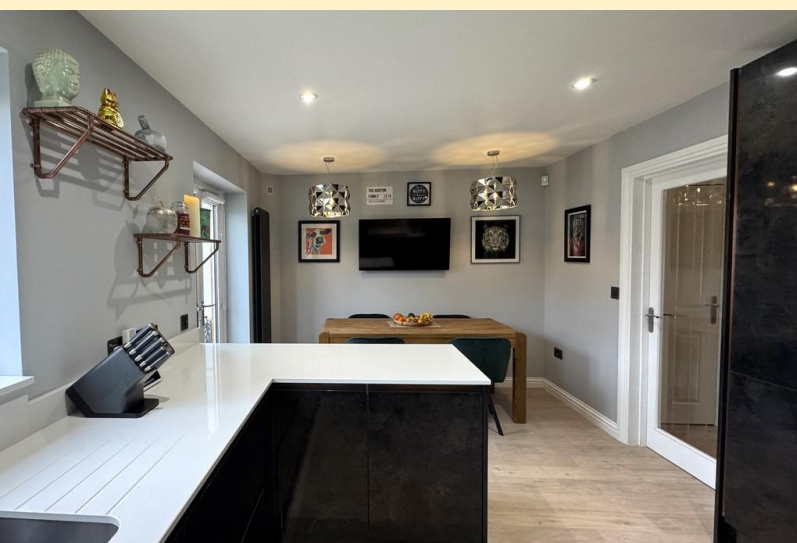
WEST OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Well appointed three storey, four bedroom detached house enjoying a private position 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, kitchen diner, utility room, cloakroom and conservatory to the ground floor. Spacious lounge, bedroom three and a family bathroom to the first floor. Three good sized bedrooms with an ensuite shower room to bedroom one on the second floor. Outside the property benefits from off-road parking, integral garage and a low maintenance landscaped rear garden.

ENTRANCE HALL Having a return staircase to the first floor, under stairs storage cupboard, radiator, alarm panel, laminate wood flooring, doors to the cloakroom and kitchen diner.

KITCHEN/DINER 17' 7" x 11' 2" (5.36m x 3.42m) The dining area has french doors with fitted roller blinds to the conservatory making a great space to entertain, TV aerial point and vertical radiator. Bespoke fitted contemporary wall, base and drawer units topped with quartz return work surfaces. LG American style fridge freezer in housing and an under mount stainless steel sink with mixer tap. Integrated appliances include a dishwasher, eye level AEG oven and microwave, AEG induction hob with extractor hood over and copper splash back. Window overlooking the rear garden, inset LED lighting, USB sockets, Kamdean flooring and door to the utility room.

UTILITY ROOM Fitted with a full height storage cupboard, wall units, work surface with space and plumbing under for a washing machine. External door to the side, radiator, extractor fan, LED lighting and laminate wood flooring.

CONSERVATORY 7' 9" x 9' 11" (2.38m x 3.04m) Having underfloor heating makes this a great space to enjoy all year round. Having a Cedar wood feature wall, door to the patio, lighting and laminate wood flooring.

CLOAKROOM 3' 1" x 5' 7" (0.95m x 1.72m) Comprising of a low flush WC and wash hand basin, obscure glazed window, radiator and tiled flooring.

LANDING ONE Taking the stairs to the first floor landing having a radiator, carpet flooring and doors off to;

LOUNGE 15' 3" x 17' 8" (4.66m Max x 5.39m) Spacious lounge having two windows with fitted blinds to the rear aspect, radiator, TV point, dimmer switch and carpet flooring.

BEDROOM THREE 11' 1" x 10' 2" (3.4m x 3.12m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM 7' 2" x 6' 5" (2.2m x 1.96m) Comprising of a panel bath with shower and glazed shower screen, pedestal wash hand basin, low flush WC and a heated towel rail.

LANDING TWO Taking the stairs to the second floor landing having doors off to;

BEDROOM ONE 10' 11" x 13' 7" (3.33m x 4.16m) Having a dormer window to the front aspect, radiator, full height fitted wardrobes, TV aerial point, airing cupboard, carpet flooring and door to the ensuite.

ENSUITE 5' 3" x 7' 11" (1.62m x 2.42m) Comprising of a shower cubicle, pedestal wash hand basin and a low flush WC. Obscure glazed window, radiator, extractor fan, LED lighting, part tiled walls and vinyl flooring.

BEDROOM TWO 11' 4" x 8' 3" (3.46m x 2.53m) Having a Velux window with fitted blind, radiator, Cedar wood feature wall, LED lighting, TV aerial point and laminate wood flooring.

BEDROOM FOUR 7' 8" x 10' 7" (2.36m x 3.25m) Having a Velux window with fitted blind, radiator, TV aerial point and carpet flooring.

FRONT ASPECT Having ample off road parking with an EV charging point, storm porch with courtesy lighting, side gate access to the rear garden.

GARAGE 9' 8" x 16' 3" (2.95m x 4.96m) Having an electric door, power and lighting, personnel door to the hallway.

REAR GARDEN Landscaped for low maintenance, having a paved patio adjacent to the house with courtesy lighting, garden tap to the side, artificial lawn with decking to the borders, garden shed, raised planters, a further decked seating area with gazebo. 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.



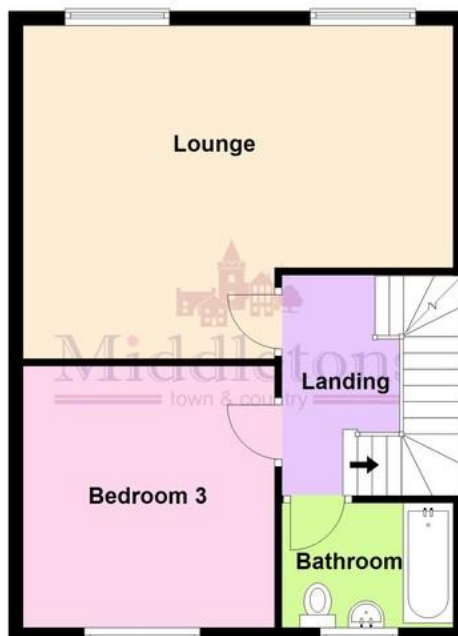




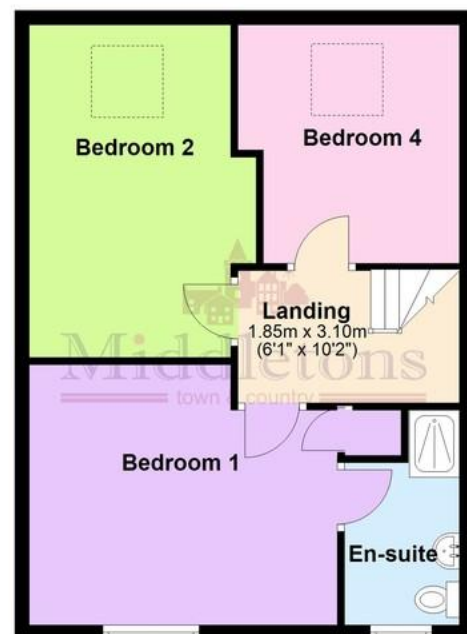
Ground Floor



First Floor



Second 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+) A		
(81-91) B		87
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 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.