



**MAIN STREET, ASFORDBY**

**Asking Price Of £375,000**

**Four Bedrooms**

**Freehold**

**SEMI-DETACHED HOUSE**

**DOWNSTAIRS WC**

**ENSUITE TO THE MAIN BEDROOM**

**GOOD COMMUTER LINKS**

**GARAGE AND DRIVEWAY**

**SOUTH FACING GARDEN**

**VILLAGE WITH AMENITIES**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND C**

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This semi-detached, four bedroom house enjoys uninterrupted views at the rear looking across to the Priory nature reserve and the river Wreake. 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, lounge, study, kitchen diner and a large utility room to the ground floor. Four good sized bedrooms, one ensuite and a family bathroom. Outside the property benefits from ample off road parking, garage and a good sized rear garden. Planning has been passed for extending the property. The application number is 23/00796/FULHH and the planning permission is valid for 3 years from 17.7.24. The permission is for a single storey rear extension, two storey side extension and new front entrance porch.

**ENTRANCE HALL** Having stairs rising to the first floor, under stairs storage cupboard and storage boxes, radiator, engineered wood flooring and oak wood doors off to;

**LOUNGE** 11' 1" x 15' 2" (3.4m x 4.63m) Having a window to the front aspect, radiator, feature oak effect fireplace with a multi-fuel burning stove, engineered wood flooring and bi-fold doors to the kitchen diner.

**KITCHEN/DINER** 10' 3" x 25' 1" (3.14m x 7.65m) A great space to entertain having french doors and patio doors opening onto the rear patio. The kitchen is fitted with a modern range of base and drawer units topped with wooden work surfaces and a breakfast bar. Ceramic sink and drainer unit, space for a fridge freezer, integrated Smeg dishwasher, Indesit double electric cooker and five ring gas hob with extractor hood over. Tiled flooring throughout, window over looking the rear garden, doors off to the cloakroom and utility area.

**CLOAKROOM** 2' 11" x 7' 0" (0.89m x 2.15m) Comprising of a low flush WC, vanity unit wash hand basin and tiled flooring.

**UTILITY ROOM** 7' 3" x 23' 2" (2.22m x 7.08m) Handy large utility and storage area having a work surface and water supply. External doors to both the front and rear of the property.

**STUDY** 7' 0" x 9' 4" (2.15m x 2.85m) Having a window to the front aspect with fitted blinds, radiator and carpet flooring.

**LANDING** Taking the stairs to the first floor, having a window to the side aspect, carpet flooring and doors off to;

**BEDROOM ONE** 10' 11" x 10' 8" (3.35m x 3.27m) Having a window to the rear aspect with open countryside views, radiator, carpet flooring and door to the ensuite.

**ENSUITE** 5' 8" x 7' 0" (1.75m x 2.15m) Comprising of a walk-in shower, low flush WC and a wall mounted wash hand basin. Obscure glazed window, two heated towel rails, fully tiled walls and vinyl flooring.

**BEDROOM TWO** 11' 9" x 9' 8" (3.6m x 2.95m) Having a window to the front aspect, radiator, fitted wardrobes and carpet flooring.

**BEDROOM THREE** 7' 0" x 12' 3" (2.15m x 3.74m) Having a window to the front aspect, radiator and carpet flooring.

**BEDROOM FOUR** 6' 4" x 6' 7" (1.95m x 2.01m) Having a window to the front aspect, radiator and carpet flooring.

**BATHROOM** 7' 4" x 7' 0" (2.25m x 2.14m) Comprising of a panel bath with shower over and glazed shower screen, low flush WC and a vanity unit wash hand basin. Obscure glazed window, radiator, part tiled walls and vinyl flooring. Airing cupboard housing the Worcester Boch central heating boiler.

**FRONT ASPECT** The property is set back from the road having a driveway leading to the detached garage and beyond providing generous off road parking.

**GARAGE** 12' 11" x 15' 11" (3.95m x 4.86m) Having a manual up and over door, power and lighting. Window and personnel door to the rear, water butt and courtesy lighting.

**REAR GARDEN** South facing garden backing onto the open countryside, having a crazy paved patio seating area adjacent to the house, formal lawn with shrub beds and mature trees, garden shed with water butt, greenhouse with raised vegetable beds to the side.

**PLANNING** Plans can be viewed at the Melton Borough Council website links below. Copy these links into a search engine to view the documents.  
[pa.melton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0953IKOIY500](http://pa.melton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0953IKOIY500)

**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.















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		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		