



## ASFORDBY ROAD, MELTON MOWBRAY

Asking Price Of £259,950

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

LEASED SOLAR PANELS

LOCAL AMENITIES NEARBY

OFF ROAD PARKING

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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Three bedroom semi-detached house situated to the west side of Melton Mowbray within close proximity to local schools and the town centre.

The accommodation in brief comprises of; Entrance hall, lounge, kitchen diner, utility area and WC to the ground floor. Three good sized bedrooms and a family shower room to the first floor. The property also benefits from ample off road parking to the front and a good sized rear garden.



**ENTRANCE HALL** Having stairs rising to the first floor landing, radiator and Karndean flooring.

**LOUNGE** 12' 3" x 19' 3" (3.75m x 5.88m) Having a double glazed bay window to the front aspect, french doors opening out onto the rear garden, feature fireplace with a log burning stove and wooden beam mantle, radiator and carpet flooring.

**KITCHEN/DINER** 11' 6" x 18' 5" (3.53m x 5.63m) Fitted with a range of modern high gloss wall, base and drawer units, roll edge work surfaces, stainless steel sink and drainer with mixer tap over, integrated eye level Belling double oven, gas hob with extractor hood over, space and plumbing for both a washing machine and a dishwasher. Dual aspect double glazed windows with fitted blinds, UPVC door to the side covered passageway, double glazed window over looking the garden, characterful chimney breast inset with a log burner style electric fire, radiator and Karndean flooring.

**LANDING** Taking the stairs from the entrance hall to the first floor with a double glazed window, storage cupboards with folding doors to each side, loft access hatch and door off to;

**BEDROOM ONE** 10' 11" x 11' 8" (3.35m x 3.58m) Having two double glazed windows to the front aspect, radiator, built in storage cupboard and laminate wood flooring.

**BEDROOM TWO** 11' 1" x 9' 6" (3.38m x 2.9m) Having two double glazed windows to the front aspect, radiator, built in storage cupboard and carpet flooring.

**BEDROOM THREE** 7' 8" x 9' 4" (2.35m x 2.85m) Having a double glazed window to the rear aspect, radiator, small built in storage cupboard and laminate wood flooring.

**SHOWER ROOM** 5' 4" x 6' 6" (1.65m x 1.998m)

Comprising of a corner shower cubicle, pedestal wash hand basin, shaver point, low flush WC, heated towel rail, vinyl flooring and a obscure glazed window.

**FRONT ASPECT** Gated access to the block paved driveway, formal lawn with path to the front door, mature shrub beds, outside tap and hedging to the sides.

**WC/STORAGE SHED** Undercover passageway with stable doors to both the front and rear garden, two brick built sheds with light and power, one housing the WC and the other providing extra storage space.

**REAR GARDEN** Mainly laid to lawn with pergola awning and greenhouse with hedging securing all boundaries.

**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.

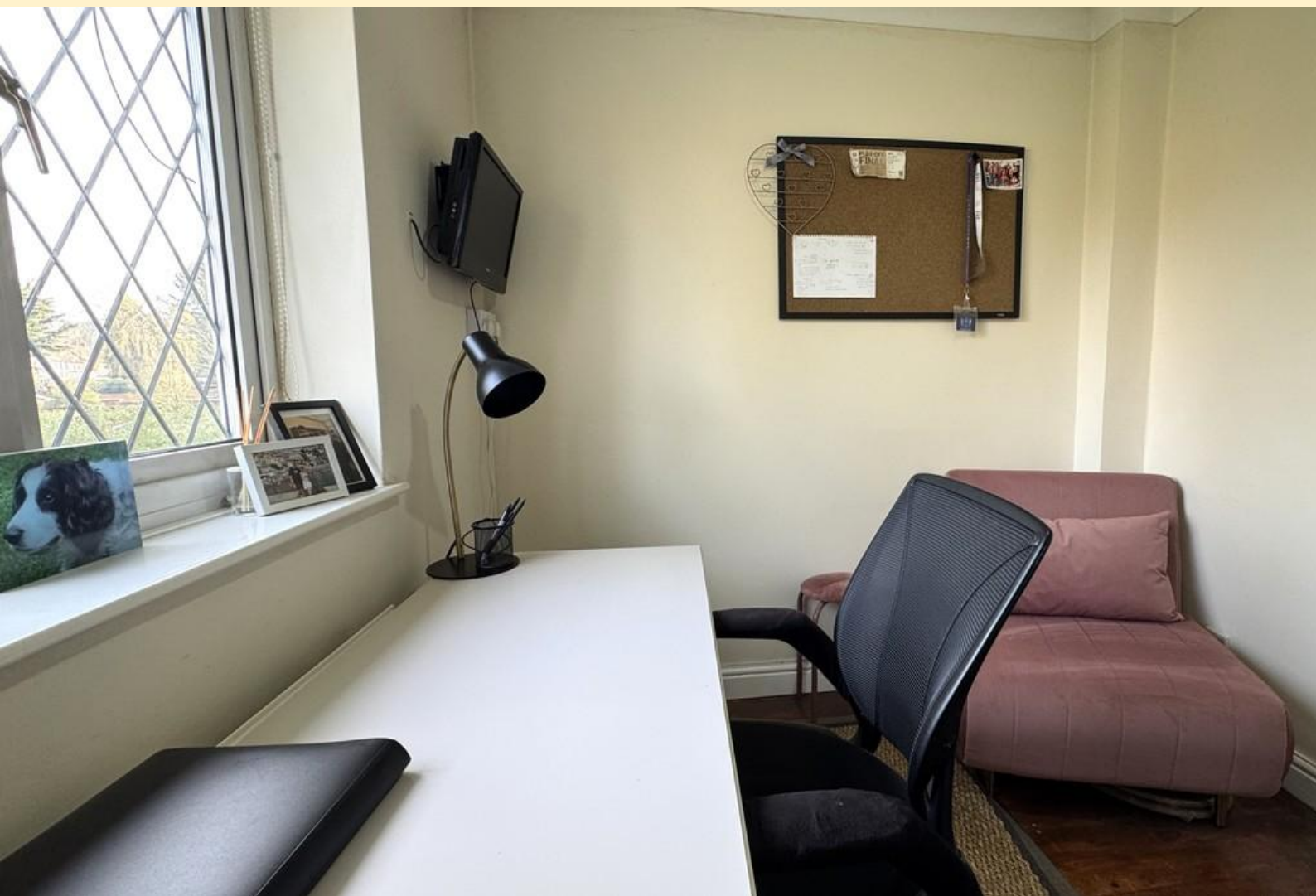
**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

**SOLAR PANELS** The solar panels on this property are leased from A shade greener. Please ask for further details.















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>		
(69-80) <b>C</b>	78	83
(55-68) <b>D</b>		
(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	

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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.