

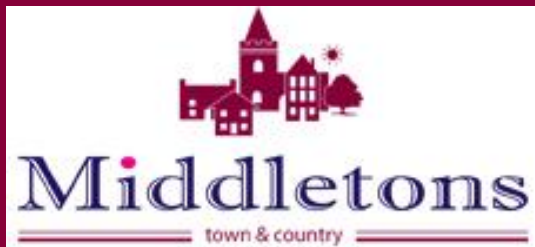


THE RECTORY, MAIN STREET, ASFORDBY

Guide Price £575,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

CHAIN FREE

VILLAGE WITH AMENITIES

GARAGE AND DRIVEWAY

SOUTH FACING GARDEN

CLOSE TO LOCAL SCHOOLS

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND E

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This former Rectory is offered for sale with no upward chain. This 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 generous accommodation is arranged over three floors and comprises; porch, entrance hallway, cloakroom, lounge, study, sitting room, kitchen, dining room and conservatory to the ground floor. Three bedrooms and two family bath/shower rooms to the first floor. Bedroom four is on the second floor fitted with wardrobes and having a dressing room. Outside the property benefits from ample off road parking, garage and a large south facing rear garden.

PORCH Glazed UPVC door into the porch with a further wood glazed door to the entrance hall.

ENTRANCE HALL Having stairs rising to the first floor landing, radiator, parquet wood flooring and doors off to;

CLOAKROOM 2' 11" x 7' 3" (0.89m x 2.22m) Comprising of a low flush WC and wash hand basin with laminate wood flooring and an obscure glazed window.

SITTING ROOM 16' 11" x 14' 2" (5.16m x 4.33m) Having a bay window and external door to the rear garden, obscure glazed window to the side, two radiators, feature stone fireplace with log burning stove, parquet wood flooring, glazed french doors to the dining room and a glazed door to the entrance hall.

DINING ROOM 12' 1" x 13' 9" (3.69m x 4.20m) Having a bay window to the rear aspect, radiator, parquet wood flooring, feature arch window to the hallway and door through to the kitchen.

KITCHEN 12' 0" x 13' 11" (3.68m x 4.26m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel double drainer sink with mixer tap over, space and plumbing for a dishwasher. Integrated appliances to include a Hotpoint double oven, microwave, Hotpoint gas hob with extractor hood over and fridge freezer. Window overlooking the front garden, wall mounted gas fire, slate tiled flooring continuing through an archway through to a small utility area which has plumbing for a washing machine and an external door to the side access.

LOUNGE 13' 7" x 13' 8" (4.16m x 4.18m) Having patio doors to the conservatory, obscure glazed windows down one side for privacy, radiator, gas fire and carpet flooring.

CONSERVATORY 13' 8" x 12' 7" (4.19m x 3.86m) Having french doors to the patio making a great space to enjoy the garden and views all year round, fitted blinds, power sockets, ceiling fan light and tiled flooring.

STUDY 10' 1" x 14' 7" (3.08m x 4.45m) Having a window to the front aspect and an obscure glazed bay window to the side, radiator, gas fire and parquet wood flooring.

LANDING Taking the stairs from the entrance hall to the first floor having a window to the front aspect, an airing cupboard housing the Worcester combi boiler, two radiators, wall lights and carpet flooring.

BEDROOM ONE 12' 8" x 16' 9" (3.88m x 5.12m) Having two windows to the rear with open countryside views, radiator, four double fitted wardrobes, fitted dressing table and drawers and carpet flooring.

BEDROOM TWO 15' 4" x 12' 9" (4.68m x 3.89m) Having a window to the rear with open countryside views, radiator, vanity unit wash hand basin, fitted wardrobes and storage cupboards and carpet flooring.

BEDROOM THREE 13' 4" x 10' 9" (4.08m x 3.28m) Having dual aspect windows to the front and side aspects, radiator, vanity unit wash hand basin, fitted wardrobes, fitted dressing table and carpet flooring.

BATHROOM 8' 1" x 9' 4" (2.48m x 2.86m) Comprising of a panel bath, vanity unit wash hand basin, low flush WC, shower cubicle and a heated towel rail. Obscure glazed window, part tiled walls and laminate wood flooring.

SHOWER ROOM 7' 0" x 9' 10" (2.15m x 3.02m) Comprising of a pedestal wash hand basin, low flush WC and a corner shower cubicle. Obscure glazed window, part tiled walls and laminate wood flooring.

SECOND FLOOR BEDROOM 20' 7" x 12' 5" (6.29m x 3.8m) Taking the stairs from the landing to the second floor into the attic space having Velux windows, fitted wardrobes and base units, two doors to the dressing area and carpet flooring.

FRONT GARDEN Having a generous block paved driveway providing ample off road parking and leading to the garage, formal lawn to the side with mature shrubs and trees to the boundary creating privacy. Courtesy lighting to the front door and arched gate leading to the side of the property.

GARAGE 18' 2" x 9' 3" (5.56m x 2.82m) Having an up and over manual door, power and lighting with a personnel door to the side.

REAR GARDEN This generous south facing garden looks across open fields towards the Priory nature reserve and the river Wreake making a great place to bird watch. The property has a block paved patio with garden tap and electric sockets, steps down to a formal lawn with mature shrubs, trees and hedging, garden pond and greenhouse. Low-level wooden panel fencing along the boundary allows for unobstructed views beyond.

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.

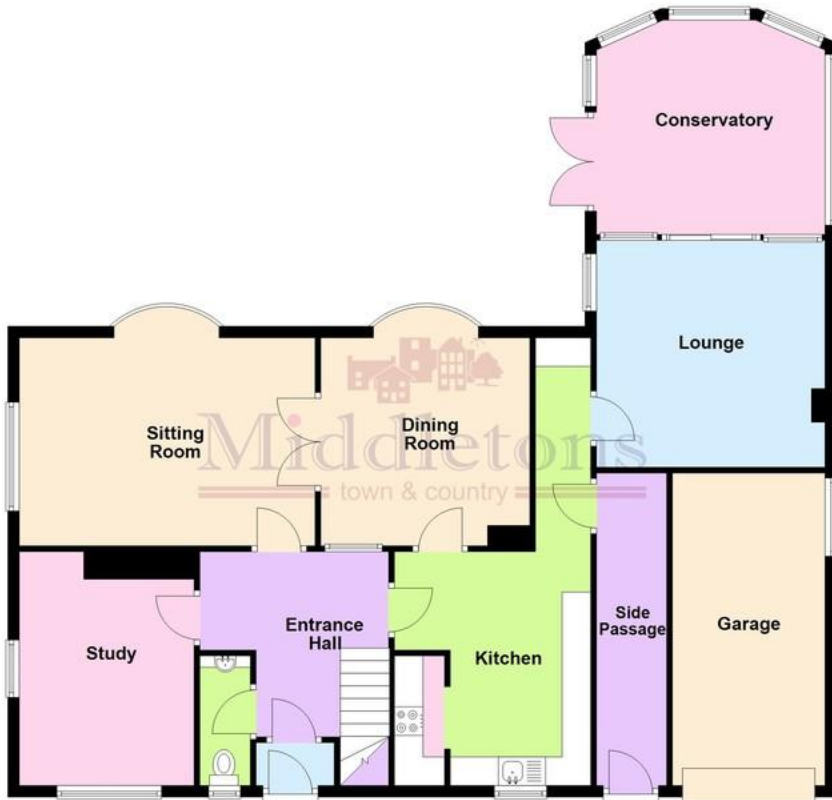
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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