



CHARNWOOD AVENUE, ASFORDBY

Asking Price Of £239,950

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CORNER PLOT

SOUTH FACING GARDEN

CLOSE TO LOCAL AMENITIES

DRIVEWAY

GREAT FIRST TIME BUY

LOCAL SCHOOLS NEARBY

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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Great first time buy opportunity, three bedroom semi-detached house occupying a generous corner plot. 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, lounge, breakfast kitchen and utility room to the first floor, Three bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking, large metal storage shed and both front and rear gardens.

ENTRANCE HALL Composite part glazed front door into the entrance hall and double glazed window to the side, having stairs leading to the first floor landing, laminate wood flooring and doors off to the Kitchen and Lounge.

LOUNGE 13' 11" x 15' 11" (4.26m x 4.86m) Having a window over looking the front garden, radiator, TV aerial point, chimney breast inset with a log burning stove and laminate wood flooring.

KITCHEN/BREAKFAST ROOM 13' 8" x 9' 4" (4.18m x 2.87m) Fitted with base and drawer units topped with work surfaces, tiled splash backs, one and a half stainless steel sink and drainer unit, range cooker with extractor hood over and space for a fridge freezer. Ample room for a dining table and chairs, radiator, quarry tiled floor and a under stair larder/storage area. Dual aspect double glazed windows to the side and rear aspects, part glazed door leading to the rear garden, entrance to the utility room.

UTILITY ROOM 4' 11" x 11' 6" (1.52m x 3.52m) Work surface with space and plumbing underneath for a dishwasher and washing machine, space for a freezer, radiator, quarry tiled floor and a double glazed window overlooking the rear garden.

LANDING Taking the stairs from the entrance hall to the first floor having a window to the side aspect, radiator, loft access hatch to a fully boarded loft with power and light connected.

BEDROOM ONE 12' 4" x 9' 10" (3.76m x 3m) Having a window to the front aspect radiator and laminate wood flooring.

BEDROOM TWO 12' 2" x 9' 3" (3.72m x 2.82m) Having a window to the rear aspect, radiator and laminate wood flooring.

BEDROOM THREE 9' 10" x 6' 2" (3m x 1.89m) Having a to the front aspect, radiator, over stair storage cupboard and laminate wood flooring.

BATHROOM 10' 7" x 6' 3" (3.23m x 1.92m) Comprising of a corner bath with shower attachment and independent electric shower over, pedestal wash hand basin, low flush WC and a heated towel rail. Two obscure glazed windows, part tiled walls and vinyl flooring.

FRONT GARDEN Block paved drive providing ample off road parking, large metal storage shed with power and light connected. Formal lawn to the front of the property with mature shrubs and trees, block paved path to the front door.

REAR GARDEN Having a paved patio area adjacent to the house with courtesy lighting, formal lawn with mature shrub borders, garden shed, brick store housing the central heating boiler and garden tap.

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.

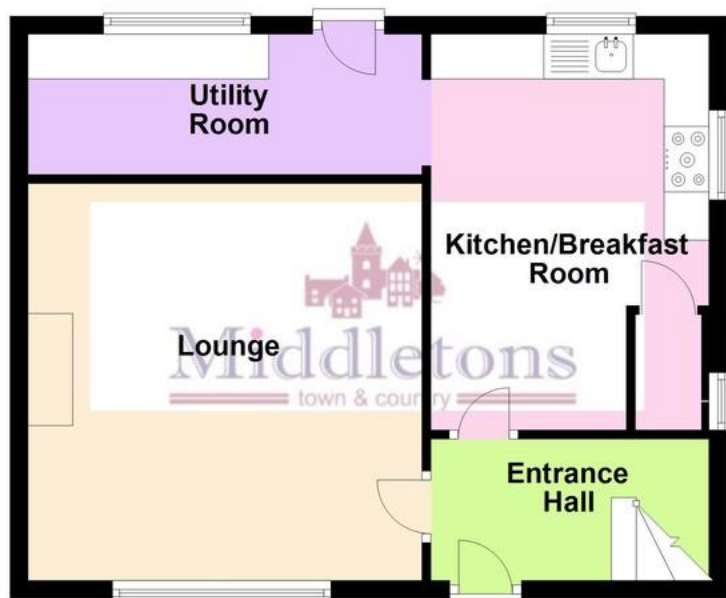
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.