



## **GLEBE ROAD, ASFORDBY HILL**

**Asking Price Of £265,000**

**Four Bedrooms**

**Freehold**



**EXTENDED SEMI-DETACHED**

**GREAT FIRST TIME BUY**

**GENEROUS PLOT**

**GOOD COMMUTER LINKS**

**GARAGE AND DRIVEWAY**

**SOUTH FACING GARDEN**

**CLOSE TO LOCAL SCHOOLS**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND A**

**01664 566258**

**info@middletons.uk.com**









Extended four bedroom semi-detached house occupying a generous plot with elevated views on Asfordby Hill. Asfordby Hill is a hamlet on the A6006 road, in the parish of Asfordby, in the Melton district, which benefits from having its own primary school. Approximately one mile from Melton Mowbray and convenient for Loughborough and Leicester.

The accommodation on offer comprises; porch, entrance hall, lounge, kitchen diner, cloakroom and conservatory to the ground floor. Four bedrooms and a family shower room to the first floor. Outside the property benefits from a block paved driveway providing off road parking, garage and a generous rear garden.



**PORCH** Glazed door into the porch having windows to the front aspect and entrance hall, tiled flooring and lighting.

**ENTRANCE HALL** Having stairs rising to the first floor landing, under stairs storage cupboard, radiator, quarry tiled floor and wood doors off to;

**LOUNGE** 11' 6" x 13' 6" (3.52m x 4.12m) Having a window to the front aspect, radiator, feature stone open fireplace and carpet flooring.

**KITCHEN/DINER** 20' 0" x 11' 1" (6.12 max m x 3.38m) Bespoke wood kitchen by Country interiors comprising of a generous range of wall, base and drawer units with under lighting, Quarts work surfaces, porcelain sink and drainer with mixer tap over, space and plumbing for a washing machine and a Range cooker with gas hob and extractor hood over. Window overlooking the rear garden, obscure glazed window to the garage, LED lighting, radiator, tiled flooring, door to the cloakroom and door to the conservatory.

**CLOAKROOM** 6' 0" x 6' 2" (1.83m x 1.89m) Comprising of a low flush WC, wash hand basin, radiator, obscure glazed window and tiled flooring.

**CONSERVATORY** 8' 5" x 5' 9" (2.59m x 1.76m) Timber built conservatory having a window and external door to the rear garden, lighting and tiled flooring.

**LANDING** Taking the stairs to the split landing having a window to the front aspect, radiator, carpet flooring and wood doors off to;

**BEDROOM ONE** 17' 5" x 6' 7" (5.31m x 2.01m) Generous double room having a window to the front aspect, radiator, hatch to the loft space and carpet flooring.

**BEDROOM TWO** 8' 2" x 14' 4" (2.49m x 4.39m) Having a window to the front aspect, radiator and carpet flooring.

**BEDROOM THREE** 15' 1" x 8' 11" (4.62m x 2.72m) Having a window to the rear aspect with elevated views, radiator and carpet flooring.

**BEDROOM FOUR/HOME OFFICE** 11' 4" x 8' 8" reducing to 4'1" (3.47m x 2.65 reducing to 1.27m) Having a window to the rear aspect with elevated views, radiator and carpet flooring.

**SHOWER ROOM** 5' 4" x 6' 3" (1.64m x 1.93m) Comprising of a shower cubicle, low flush WC, pedestal wash hand basin and a heated towel rail. Part tiled walls, LED lights and carpet flooring.

**FRONT ASPECT** Having a generous block paved drive providing ample off road parking and access to the garage.

**GARAGE** Having an electric roller door, power and light connected, opening to the rear garden.

**REAR GARDEN** South facing garden having an elevated patio area adjacent to the house with courtesy lighting, garden tap and sockets. Steps down to a further block paved seating area, formal lawn, paving alongside the large garden shed, log store and metal storage unit. Paved steps to the lower lawn with a further garden shed.

**SHED** 15' 5" x 8' 0" (4.72m x 2.45m) Great workshop or storage space with power and light connected.

**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.







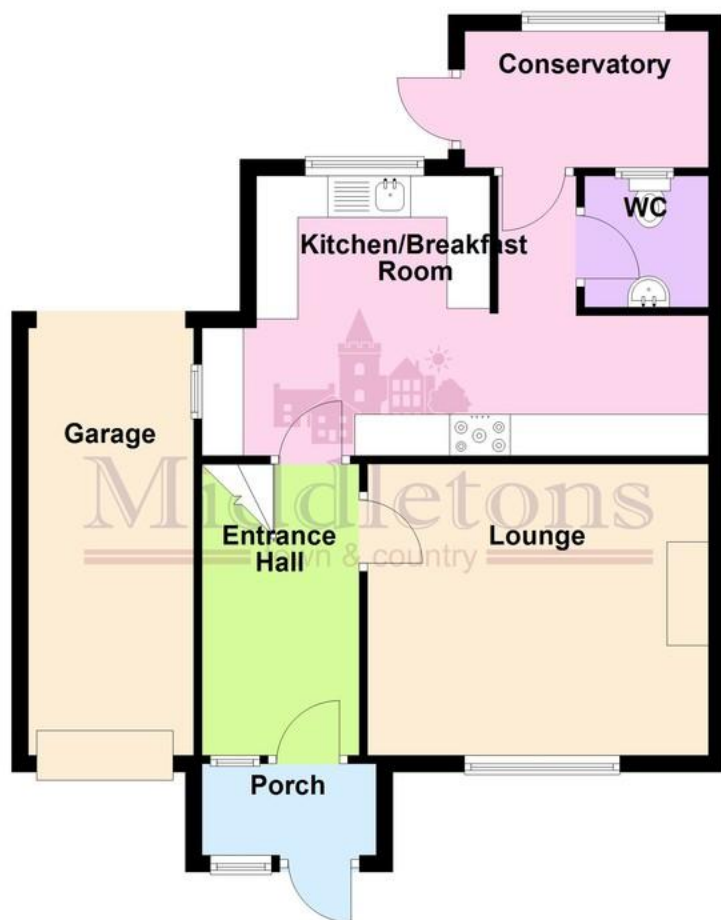








## Ground Floor



## 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+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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[www.middletons.uk.com](http://www.middletons.uk.com)

[info@middletons.uk.com](mailto:info@middletons.uk.com)

**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.