



LOUGHBOROUGH ROAD, ASFORDBY

Asking Price Of £194,950

Two Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS WC

GREAT FIRST TIME BUY

LOCAL AMENITIES NEARBY

OFF ROAD PARKING

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Deceptively spacious and beautifully presented two bed roomed semi-detached house occupying an unusual tucked away position on the edge of 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, kitchen and lounge diner to the ground floor. Two good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking to the rear and a landscaped rear garden.



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

CLOAKROOM 3' 0" x 5' 4" (0.92m x 1.64m) Comprising of a low flush WC and wash hand basin. Obscure glazed window, radiator and vinyl flooring.

KITCHEN 6' 3" x 10' 2" (1.93m x 3.10m) Fitted with a modern range of wall, base and drawer units topped with work surfaces, one and a half bowl sink and drainer unit, space and plumbing for a washing machine. Integrated AEG oven and gas hob with extractor over. Window to the front aspect with fitted blind, tiled splash backs, concealed combi boiler and tiled flooring.

LOUNGE/DINER 14' 0" x 11' 10" (4.28m x 3.62m) Nicely proportioned room having french doors to the rear garden, radiator, TV aerial point, under stairs storage cupboard and carpet flooring.

LANDING Taking the stairs to the first floor landing having a radiator, access to the loft space and with doors off to;

BEDROOM ONE 9' 5" x 14' 4" (2.89m x 4.38m) A generous double room having a window to the front aspect with fitted blind, radiator, over-stairs cupboard with clothes rail, fitted wardrobes and carpet flooring.

BATHROOM 7' 2" x 6' 2" (2.2m x 1.88m) Comprising of a paneled bath with shower over and glazed shower screen, low flush WC and pedestal wash hand basin. Electric shaver point, tiled splash areas, extractor fan and vinyl flooring.

BEDROOM TWO 6' 10" x 14' 0" (2.09m x 4.28m) Having a window o the rear aspect with fitted blinds, radiator and carpet flooring.

FRONT ASPECT Looking over the green and sheltered from the road by mature trees enables this house to enjoy a private position. Having a block paved pathway with courtesy lighting to the front door and gated access to the rear garden.

REAR GARDEN A west-facing garden featuring a paved patio next to the house, extending along the side of the property and the lawn, leading to the garden sheds and rear gated access to the off-road parking. The lawn is bordered with slate beds with courtesy lighting and wood panel fencing to the boundary.

OFF ROAD PARKING There are two allocated parking spaces in the carpark to the rear of the property.

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.

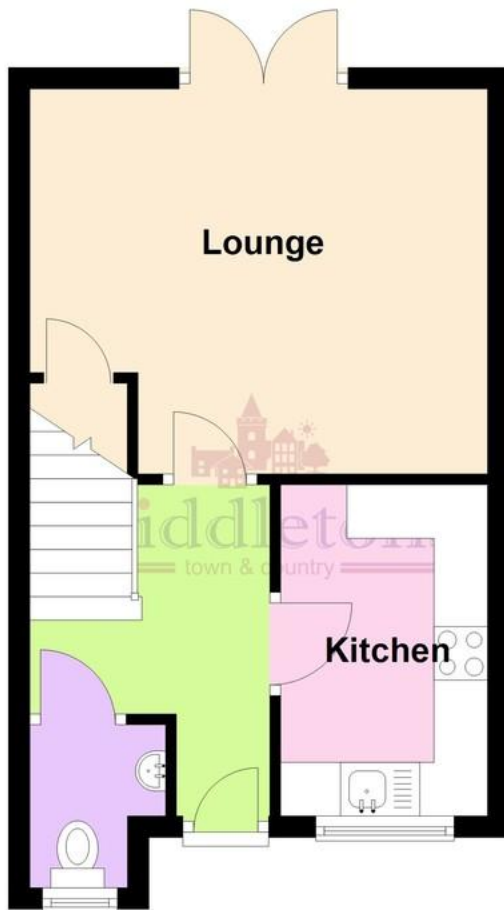
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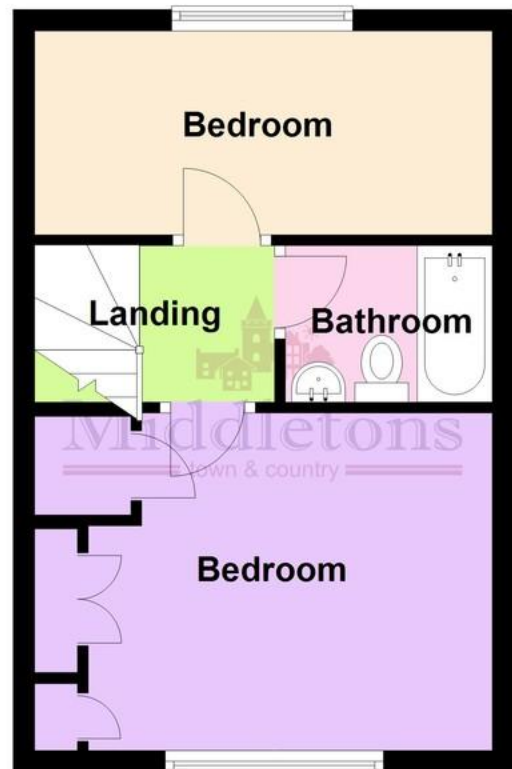




Ground Floor



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		91
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.