



Connells

Moncrief Drive  
Asfordby Melton Mowbray



# Moncrief Drive Asfordby Melton Mowbray LE14 3BP

for sale  
**£269,950**



## Property Description

As you enter through the front door your greeted by the entrance hall with stairs up to the first floor, you'll find there is plenty of space for shoes and coats, to your left is the high quality modern white kitchen with a great range of wall and base units plus built in appliances, following on down the hall there is the downstairs WC and a understairs storage cupboard. Through into the lounge/diner which over looks the garden is a bright room which plenty of space for both for sofas and a dining table too.

Moving upstairs you'll find all three bedrooms, the loft access and the family bathroom. Bedroom one and two are both double in size with bedroom one having an en-suite which comes with a shower cubicle, WC and a wash hand basin, bedroom three is a single bedroom currently being used as an office. The family bathroom has a bath tub, WC and a wash hand basin.

Outside to the front of the property is the driveway and access to both the rear garden and the garage. The garage is a great size and comes with power, light and an up & over door. The rear garden is bigger than you expect for a new build and is mainly lawn with a fence surround plus an outside tap.

12' 9" x 15' 6" ( 3.89m x 4.72m )

### Kitchen

10' 10" x 8' 5" ( 3.30m x 2.57m )

### Bedroom One

8' 9" x 12' 9" ( 2.67m x 3.89m )

### En-Suite

8' 7" x 3' 8" ( 2.62m x 1.12m )

### Bedroom Two

8' 6" x 10' 7" ( 2.59m x 3.23m )

### Bedroom Three

5' 11" x 9' 4" ( 1.80m x 2.84m )

### Family Bathroom

6' 6" x 6' ( 1.98m x 1.83m )



## Entrance Hall

### Downstairs W/C

3' 7" x 6' 1" ( 1.09m x 1.85m )

### Living Room













**23 Moncrief Drive, Asfordby**

To view this property please contact Connells on

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 MELTON MOWBRAY LE13 0TR

EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/MOW307541](https://www.connells.co.uk/Property/MOW307541)



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Property Ref: MOW307541 - 0003