



Connells

Leah Way
Asfordby Melton Mowbray

Leah Way Asfordby Melton Mowbray LE14 3XY

for sale
£199,950



Property Description

Located in a quiet residential cul-de-sac in the popular village of Asfordby, 30 Leah Way is a well-presented two-bedroom semi-detached bungalow, built in 2019 and still benefiting from its NHBC warranty. The home offers a bright and modern interior with an open-plan kitchen and living area, two generous bedrooms, and a stylish bathroom. French doors from the living space open onto a south-facing rear garden, creating a seamless indoor-outdoor flow ideal for relaxing or entertaining.

The kitchen is fitted with contemporary wall and base units, wooden worktops, and integrated appliances including an eye-level oven, gas hob, and extractor hood. The bathroom features a modern white suite with bath and overhead shower, complemented by sleek tiling and a heated towel rail. Outside, the property enjoys off-road parking for two cars, gated side access, and a private rear garden mainly laid to lawn. With its peaceful setting, modern finish, and proximity to local amenities, this home is perfect for downsizers, first-time buyers, or those seeking single-level living in a well-connected village location.

Living Room

17' 9" max x 8' 9" max (5.41m max x 2.67m max)

Open-plan with the kitchen, featuring wood laminate flooring, TV point, and French doors opening to the rear garden.

Kitchen

9' 1" max x 8' 1" max (2.77m max x 2.46m max)

Fitted with modern units, wooden worktops, integrated oven, gas hob, extractor hood, and space for appliances. Tiled flooring and rear window add light and practicality.

Bedroom1

13' 4" max x 8' 10" max (4.06m max x 2.69m max)

Spacious double room with front-facing window and carpeted flooring.

Bedroom 2

9' 8" max x 8' 11" max (2.95m max x 2.72m max)

Another well-sized double bedroom, ideal for guests or a home office.

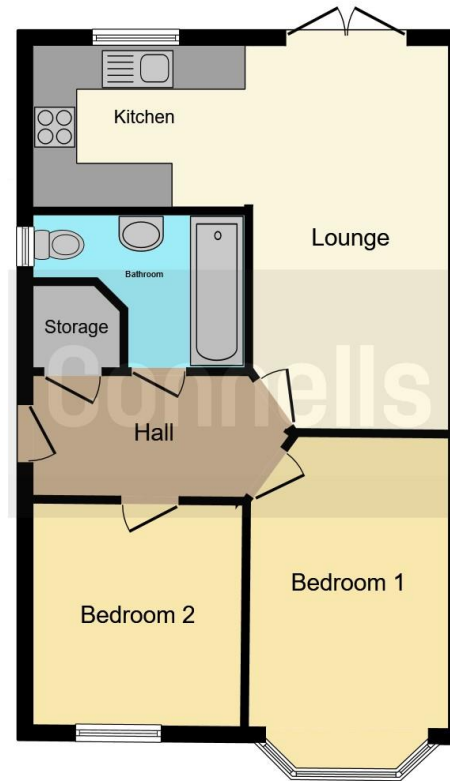
Bathroom

Contemporary three-piece suite with bath and overhead shower, WC, wash basin, heated towel rail, and stylish tiling.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 MELTON MOWBRAY LE13 0TR

EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

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