



**253 Asfordby Road, Melton Mowbray,
Leicestershire, LE13 0HP**

£275,000

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

**253 Asfordby Road
Melton Mowbray
Leicestershire
LE13 0HP**

Situated in a friendly neighbourhood, this extended family home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living.

Whether you are looking to settle down or invest, this property on Asfordby Road presents a wonderful opportunity to enjoy a comfortable lifestyle close to the heart of Melton Mowbray.

Don't miss the chance to make this charming house your new home.





Kitchen



Description

Located on the fringes of the historic market town of Melton Mowbray, this extended semi-detached family home offers a blend of traditional charm and contemporary living. The property is gracefully set back from the road, approached via a generous driveway providing ample off-street parking for multiple vehicles. A convenient side access gate leads directly to the rear garden, offering practicality for outdoor activities and maintenance.

Upon entering, the front entrance door opens into a welcoming reception hallway, immediately setting a warm and inviting tone. From here there is access to the ground floor accommodation with the staircase ascending to the first floor.

To the front of the home lies a lovely and comfortable living area, bathed in natural light from a front-aspect window. This room provides a perfect sanctuary for relaxation and family time. Progressing through the ground floor, a separate dining room offers a dedicated space for formal meals and entertaining. This area seamlessly flows into the heart of the home – an impressive, extended kitchen. The open-plan design creates a sociable and expansive environment, ideal for modern family life.

The kitchen itself is well-appointed, offering ample storage and workspace. Adjacent to the kitchen is a highly practical utility room, providing additional space for laundry appliances and further storage, thus ensuring the main kitchen remains uncluttered. Completing the ground floor is a convenient, separate WC.

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms, each offering a peaceful retreat. A family bathroom, also located on this floor, serves the bedrooms and is fitted with essential amenities.

Externally, the property truly shines with its extensive rear garden. A patio seating area, directly accessible from the rear of the house, provides an ideal spot for al fresco dining and summer entertaining. Beyond the patio, the garden is predominantly laid to lawn, offering a vast and secure space for children to play. The garden's perimeter is adorned with a variety of mature trees and shrubs, creating a sense of privacy and a picturesque backdrop.

This delightful family home is offered to the market with the significant benefit of "No Chain," promising a potentially smoother and quicker sales process for the prospective buyer.



Dining Area



Bedroom

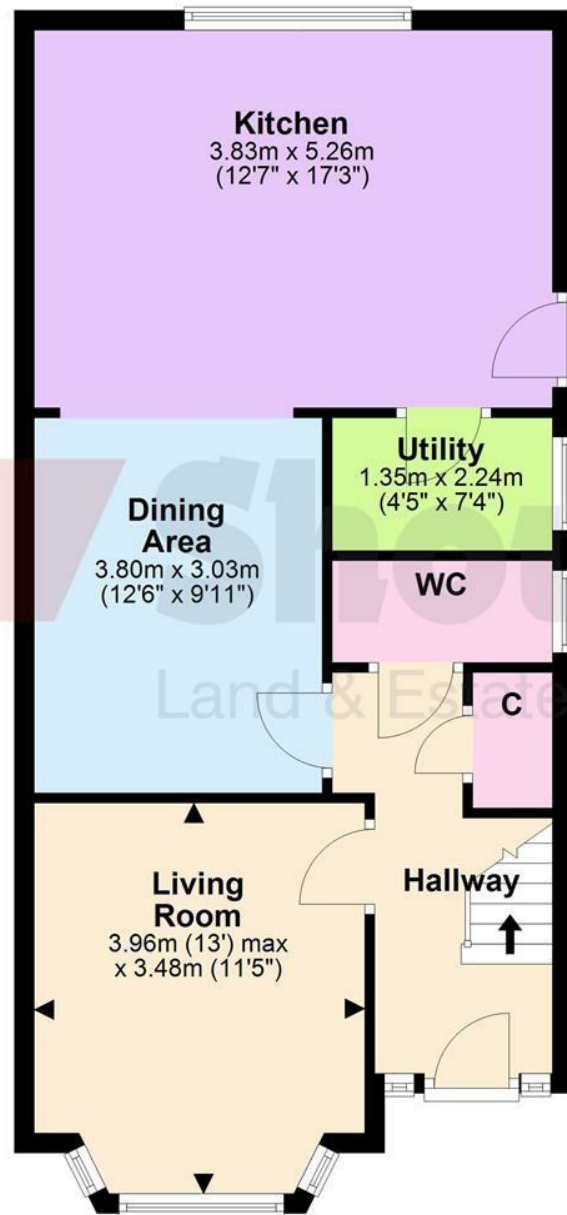


Bedroom

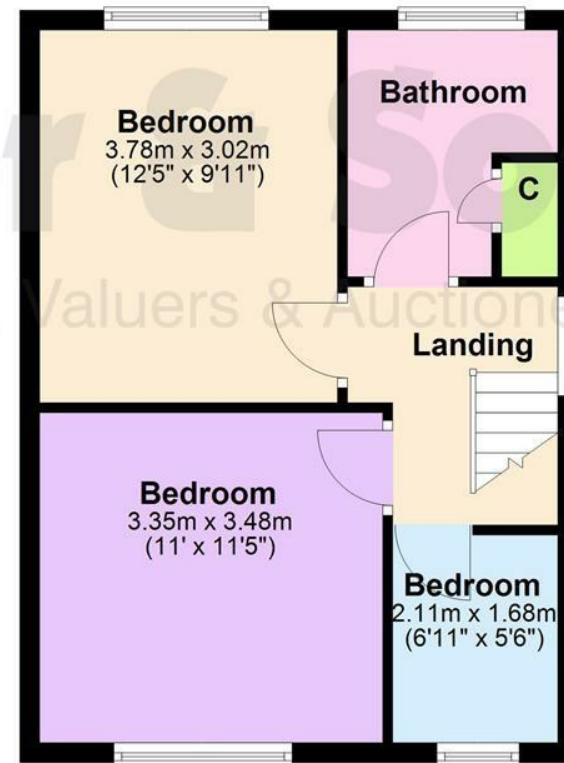


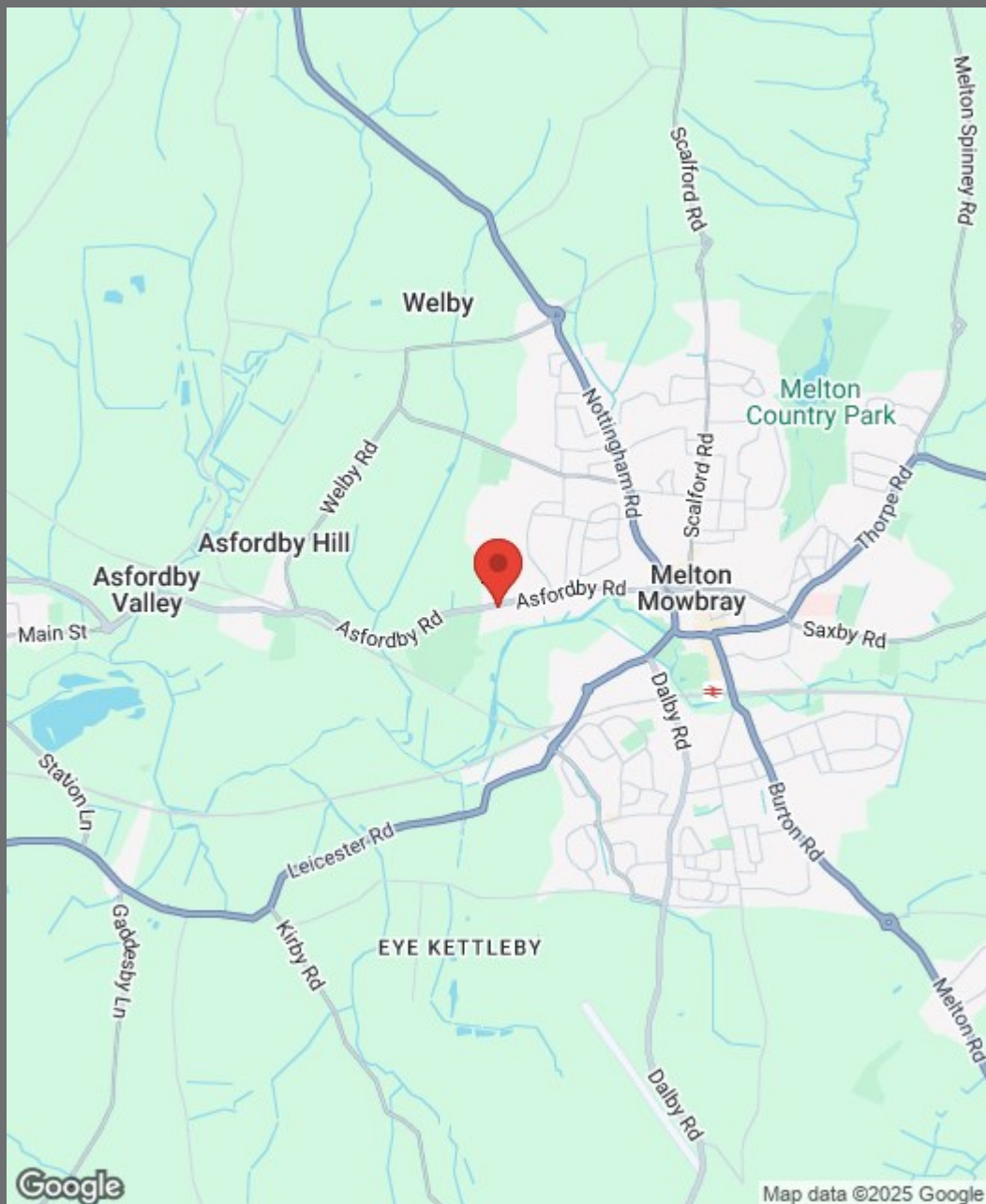
Bathroom

Ground Floor



First Floor





- **Extended Semi Detached Family Home**
- **Three Bedrooms**
- **Living Room**
- **Dining Area**
- **Spacious Kitchen & Separate Utility Room**
- **Downstairs WC**
- **Family Bathroom**
- **Driveway Parking**
- **Extensive Rear Gardens**
- **No Chain Sale**



pools.reveal.either



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
salesenquiries@shoulers.co.uk

Tel: 01664 560181

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.