



3 Leah Way, Asfordby, LE14 3XY

 **NEWTON FALLOWELL**

 3  2  1

Key Features

- Semi-Detached House
- Three Bedrooms
- Open Plan Living, Dining, Kitchen
- Cloakroom WC
- Bathroom & En-suite Shower
- Off Road Parking
- Enclosed Rear Garden
- EPC Rating B
- Freehold

£235,000





A well-presented semi-detached family home situated in the well served village of Asfordby having the benefit of uPVC double glazing, gas central heating, neutral decoration, and off-road parking. The accommodation comprises in brief, entrance hall, cloakroom WC, an open plan living, dining, kitchen and stairs rising to three bedrooms and a family bathroom, the main bedroom having an en-suite shower room. There is a driveway providing off-road parking and side gated access to an enclosed rear garden.

Accessed via the double-glazed front door into the entrance hall, stairs rising to the first-floor landing, under stair storage cupboard and door off to a cloakroom WC with a two-piece suite comprising a low flush WC and wash hand basin. Door leading through to the open plan, dual aspect, 'L' shaped living, dining, kitchen which has double glazed windows to the front and rear aspect and French doors leading to the rear garden. The modern fitted kitchen has a good range of wall and base units, straight edge wooden work tops, sink and drainer, integrated four ring gas hob, stainless steel extractor hood above, tiled splashbacks, spotlighting to the ceiling, eye level oven, space and plumbing for a washing machine. Stairs rising to the first-floor landing with loft access, doors off to the bedroom accommodation, an en-suite shower room with a three-piece suite comprising a low flush WC, wash hand basin and shower cubicle, chrome heated towel rail and feature tiling to walls and a family bathroom having a low flush WC, wash hand basin and bath with an overhead shower and shower screen.



Outside to the front is a substantial driveway providing off-road parking and gated access to an enclosed rear garden with the majority laid to lawn, a paved and decked covered seating area, garden shed and timber panel fencing to the boundaries.

Entrance Hall

Cloakroom WC



Living/Dining Room 4.70m x 4.62m (15'5" x 15'2")

Kitchen Area 7.92m x 4.62m (26'0" x 15'2")

Bedroom One 2.54m x 4.32m (8'4" x 14'2")

En-suite Shower Room



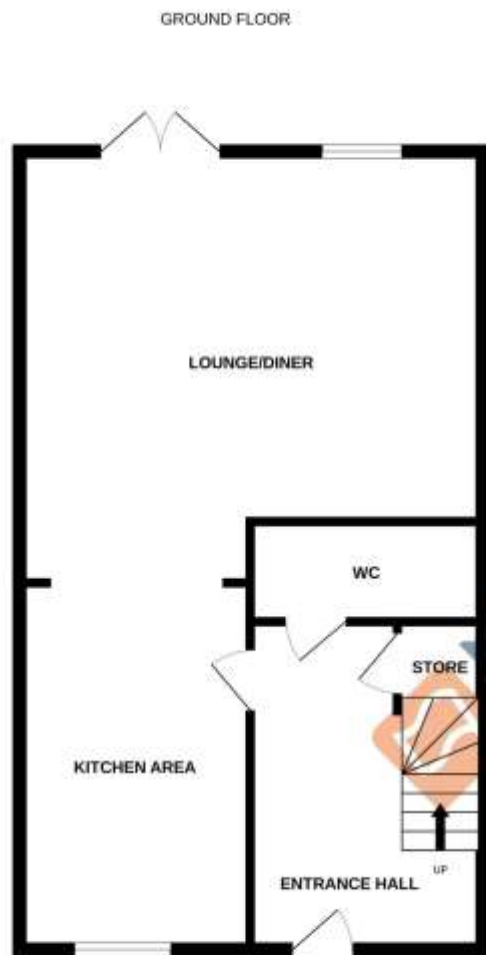
Bedroom Two 2.46m x 2.87m (8'1" x 9'5")

Bedroom Three 3.40m x 1.93m (11'2" x 6'4")

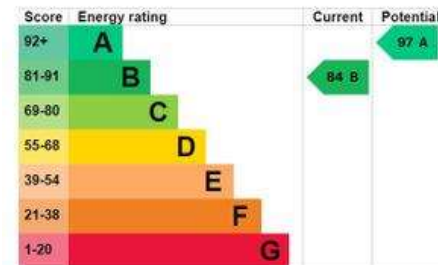
Bathroom







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.