



9 Park View, Asfordby, Melton Mowbray, LE14 3BS

 **NEWTON FALLOWELL**

2 1 1

Key Features

- Modern Semi Detached House
- Two Spacious Bedrooms
- Generous Living & Dining Room
- Modern Fitted Kitchen
- Downstairs WC
- Private Rear Garden & Driveway Parking
- Open Views to the Front
- Private Cul-De-Sac Location
- EPC Rating B
- Freehold

£230,000





Set at the end of a quiet cul-de-sac within the outskirts of the popular and well-served village of Asfordby is this modern and spacious semi-detached home boasting two double bedrooms, a luxury bathroom and an open plan living area. Positioned on a private plot overlooking open green space, the property boasts driveway parking for several vehicles and a generous SOUTH-FACING rear garden with a large patio area. Creating an ideal first home, this property should be viewed at the earliest opportunity.



As you approach the property from the front a covered porch leads to the partly glazed front door. The spacious entrance hall has ample space for coats and shoes with access to the useful downstairs WC and stairs flowing to the first-floor landing. From the entrance hall, you have the modern fitted kitchen benefitting from integral appliances including a single oven, four-ring gas hob, dishwasher and fridge freezer. Occupying the rear of the property is the spacious living area with ample living and dining space with patio doors opening out to the south-facing rear garden. From the first-floor landing, you have two spacious double bedrooms and the luxury three-piece family bathroom.



Built by Jelson Homes in 2021, the property sits at the end of a quiet cul-de-sac with an open aspect to the front over green space. Boasting a private driveway for two vehicles and a low-maintenance front garden. The rear garden is mainly laid to lawn with a large patio area enjoying the south-facing aspect.

Entrance Hall 3.13m x 2.23m (10.3ft x 7.3ft)

Downstairs WC 1.61m x 0.92m (5.3ft x 3ft)

Living & Dining Room 4.57m x 4.31m (15ft x 14.1ft)

Kitchen 3.05m x 1.92m (10ft x 6.3ft)

First Floor Landing 2.01m x 1.92m (6.6ft x 6.3ft)

Bedroom One 4.31m x 2.82m (14.1ft x 9.3ft)

Bedroom Two 4.31m x 2.82m (14.1ft x 9.3ft)

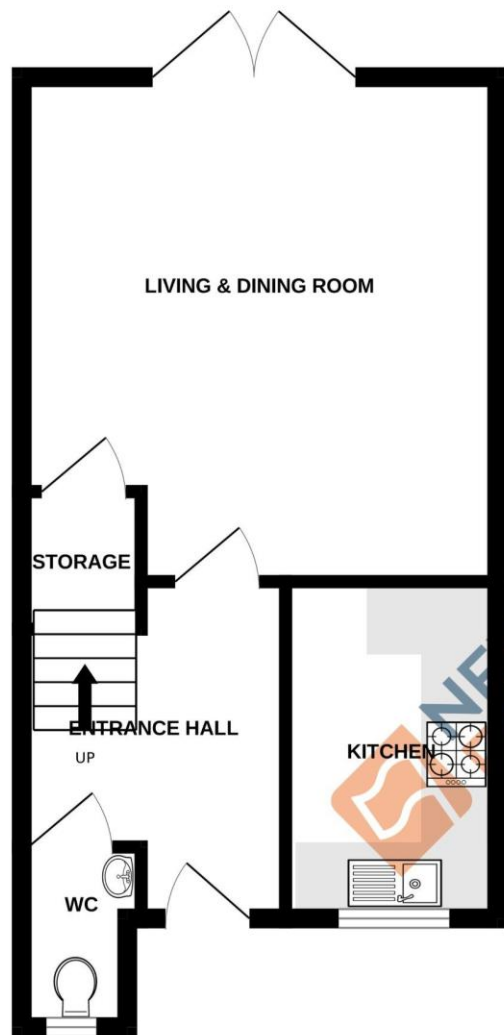
Bathroom 2.17m x 1.91m (7.1ft x 6.3ft)

Agents Note

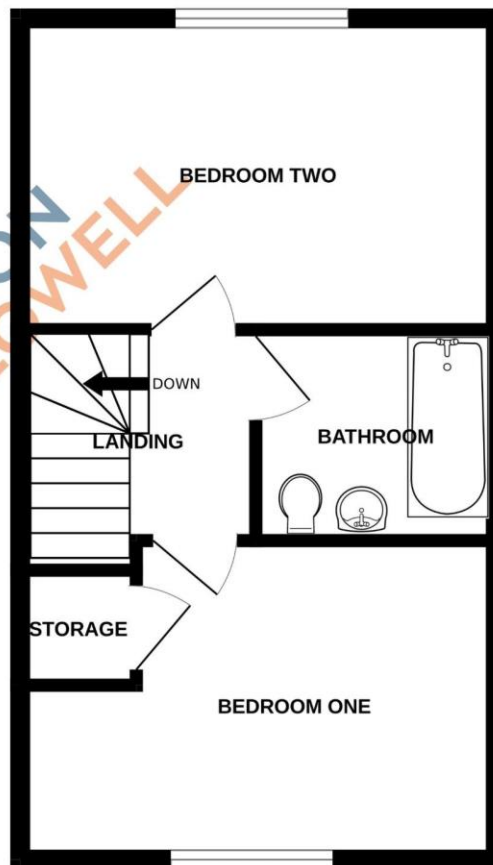
Under Section 21 of The Estate Agent Act 1979, we are required to notify all prospective purchasers that the owners of this property are connected to Newton Fallowell.

GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.

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1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



PARK VIEW, ASFORDBY, LE14 3BS

TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Melton BC
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.