



72 Leah Way, Asfordby, LE14 3XY

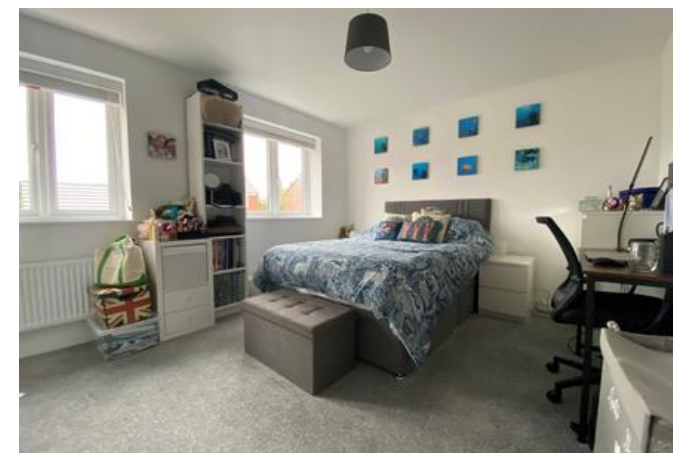
 **NEWTON FALLOWELL**



Key Features

- Modern Semi-Detached House
- Two Double Bedrooms
- Cloakroom WC
- Living Room
- Dining Kitchen
- Family Bathroom
- Driveway, Off-Road Parking
- NHBC Warranty
- EPC Rating B
- Freehold

£226,995





Situated in the well serviced village of Asfordby is this modern semi-detached house having the benefit of gas central heating with a Hive system. There is 8 ½ months left on the NHBC Warranty and the Service Charge is approximately £205 p.a. paid every April. The accommodation includes all blinds and light fittings and comprises in brief, entrance hall, cloakroom WC, lounge and dining kitchen. On the first floor are two double bedrooms and a family bathroom. Outside to the front is a driveway with car charging ports providing off-road parking and gated access to an enclosed rear garden.

Accessed via a double-glazed front door with storm porch into the entrance hall with stairs rising to the first floor, under-stair storage cupboard and door off to a cloakroom WC having a two-piece suite. The spacious lounge has a double-glazed window and French doors to the rear aspect and the fitted kitchen has a good range of wall and base units, roll top work surfaces, sink and drainer, tiled splashbacks, integrated eye level oven and four ring gas hob with a stainless-steel extractor hood above. There is space and plumbing for a washing machine, and built-in fridge/freezer and dishwasher. On the first floor are two double bedrooms and a family bathroom having a white three-piece suite comprising a low flush WC, wash hand basin and bath with a shower screen and contemporary tiling to wet areas. There is off-road parking to the front of the property and gated access to an enclosed rear garden with a paved patio and the remainder laid to lawn, garden shed and timber panel fencing to the boundaries.

Entrance Hall

Lounge 3.44m x 4.41m (11'4" x 14'6")

Dining Kitchen 2.65m x 4.18m (8'8" x 13'8")

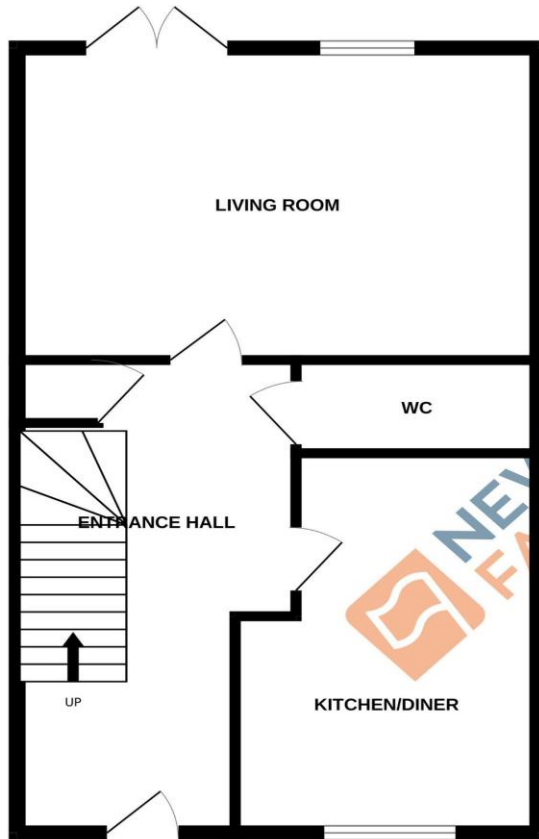
Cloakroom WC

Bedroom One 3.46m x 4.41m (11'5" x 14'6")

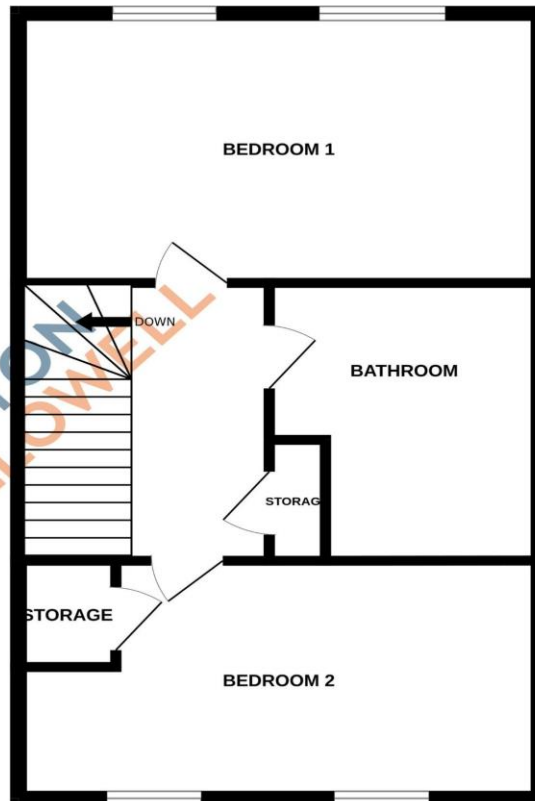
Bedroom Two 2.65m x 4.41m (8'8" x 14'6")

Family Bathroom

GROUND FLOOR

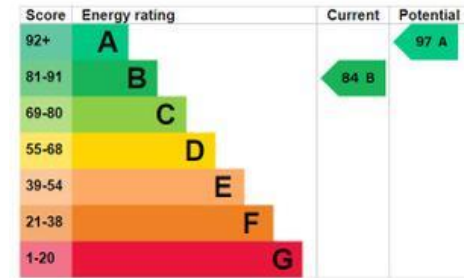


1ST FLOOR



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

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



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

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.