



65 Regency Road, Asfordby, LE14 3YL

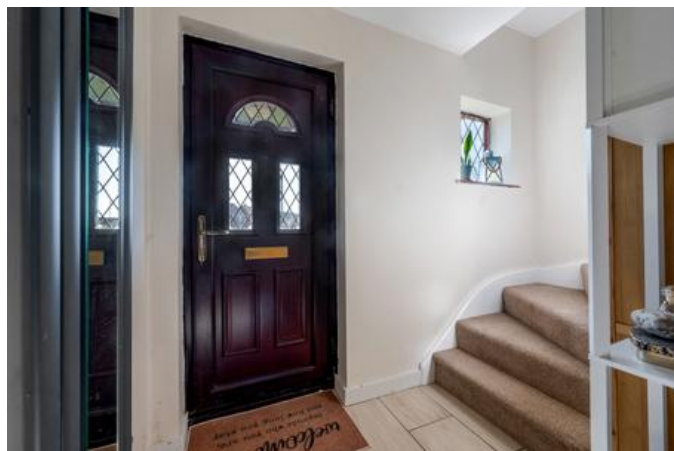
 **NEWTON FALLOWELL**

3 1 1

Key Features

- Semi-Detached House
- Completely Refurbished and
- Re-wired
- Three Bedrooms
- Open Plan Living, Dining Room
- Re-fitted Bathroom
- 5 yr Warranty Ideal Combination Boiler
- New Radiators
- Detached Garage & Outbuilding
- EPC Rating E

£240,000





Occupying a generous corner plot with wrap around gardens to both front, side and rear, this semi-detached family home has been refurbished to a high standard and includes a new Ideal combination boiler, new radiators throughout, completely re-wired and neutrally decorated. Having the benefit of off-road parking and a detached garage, the accommodation comprises in brief, entrance hall, a spacious open plan living, dining room and re-fitted kitchen. On the first floor are three good sized bedrooms and a newly fitted family bathroom.

Accessed via the front door with storm porch into the entrance hall, stairs rising to the first floor and wooden sliding door through to the kitchen which has been re-fitted with a range of wall and base units, sink and mixer tap, integrated oven and hob, breakfast bar, space and plumbing for a washing machine and an 'American' style fridge freezer, spotlighting to the ceiling, window to the rear aspect and sliding wooden door into the open plan, dual aspect living, dining area. A spacious room with windows to the front and rear aspects and door leading to the rear garden, fireplace with a wooden mantle, herringbone flooring, and TV point. Stairs rising to the first-floor landing with loft access having had new insulation laid and doors off to three good sized bedrooms and a newly fitted bathroom with a four-piece suite.



There is a driveway providing off-road parking leading to a detached garage. A good sized lawned area to the front and side and an enclosed paved patio to the rear with a useful brick-built outbuilding.



Entrance Hall

Open Plan Living, Dining Room 6.10 x 4.45

Kitchen 4.19 x 2.84



Bedroom One 3.09 x 4.16

Bedroom Two 2.95 x 3.78

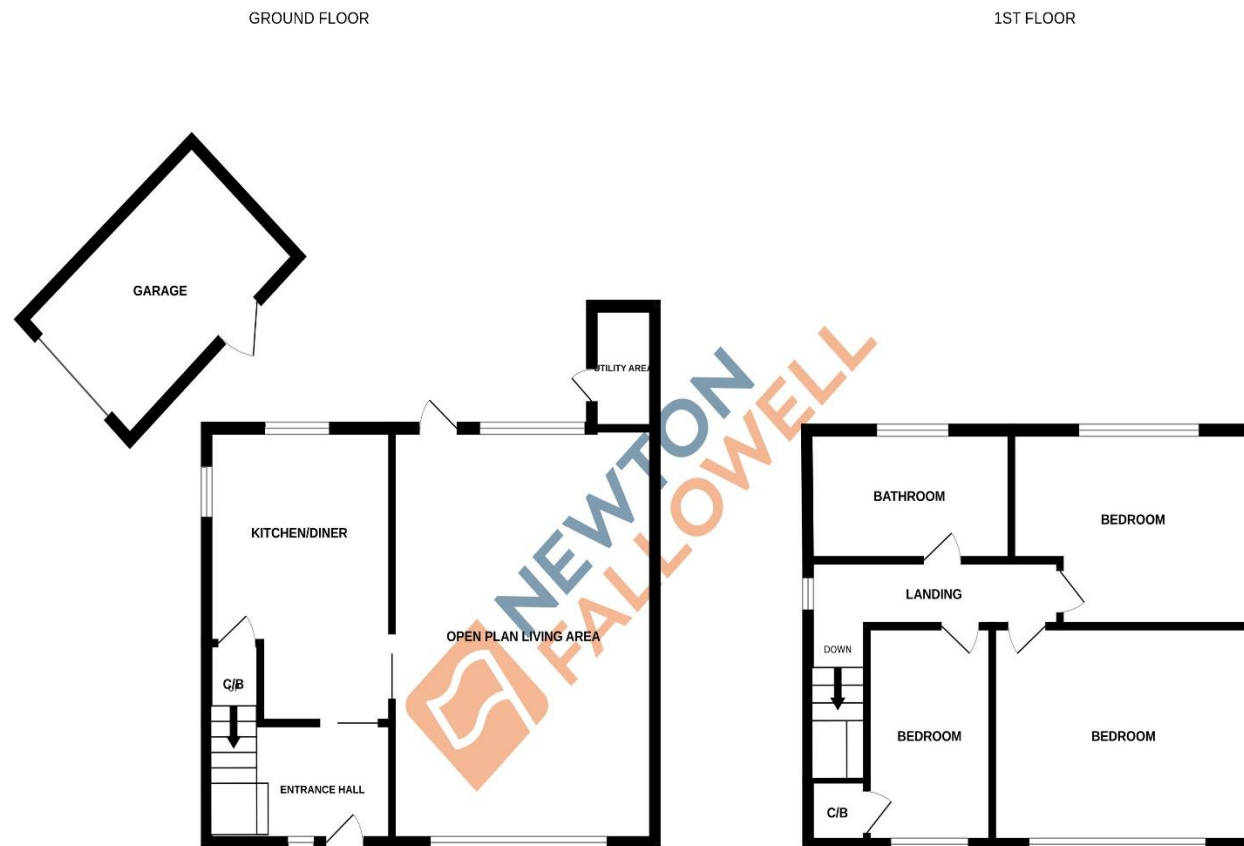
Bedroom Three 1.90 x 3.20



Family Bathroom







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		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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.