



21 Klondyke Way, Asfordby, LE14 3TN

 **NEWTON FALLOWELL**



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## Key Features

- Semi-Detached House
- Three Bedrooms
- No Upward Chain
- Open Plan Living, Dining Room
- Fitted Kitchen
- Garage & Carport
- Low Maintenance Rear Garden
- Substantial Block Paved Driveway
- EPC Rating C
- Freehold

Offers over £220,000







Situated in a popular and well serviced village is this three-bedroom semi-detached house, offered for sale with no upward chain. The accommodation comprises in brief, entrance hall, open plan living, dining room and fitted kitchen. On the first floor are three bedrooms and a family bathroom. Outside to the front is a good sized, block paved driveway providing off-road parking and double wooden gates leading to a carport and a detached brick-built garage. The rear garden is mainly paved and gravelled and designed for low maintenance with flower borders and timber panel fencing to the boundaries.

Accessed via a double glazed front door into the entrance porch and further door into the hallway with stairs rising to the first floor and door leading through to the living room with a double glazed window to the front aspect, fireplace with a wooden surround, tiled inserts and coal effect fire, opening through to a dining room with a double glazed window to the rear aspect, and serving hatch through to the kitchen. The kitchen is fitted with a range of wall and base units, roll top work surfaces, sink and drainer, space and plumbing for a washing machine, freestanding cooker with an extractor hood above, window to the rear aspect and door to the side. Stairs rising to the first-floor landing with wrought iron balustrade, loft access and doors off to three bedrooms and a family bathroom. There is a block paved frontage providing off-road parking, double wooden gates open into a carport and a detached brick-built garage having an up and over door, power and light and courtesy door to the rear garden.







Entrance Porch

Hallway

Living Room 14'4" x 11'0" (4.4m x 3.4m)

Dining Room 9'3" x 8'8" (2.8m x 2.6m)



Kitchen 10'6" x 8'1" (3.2m x 2.5m)

Bedroom One 11'7" x 10'0" (3.5m x 3m)

Bedroom Two 12'0" x 11'0" (3.7m x 3.4m)

Bedroom Three 7'11" x 7'9" (2.4m x 2.4m)

Bathroom



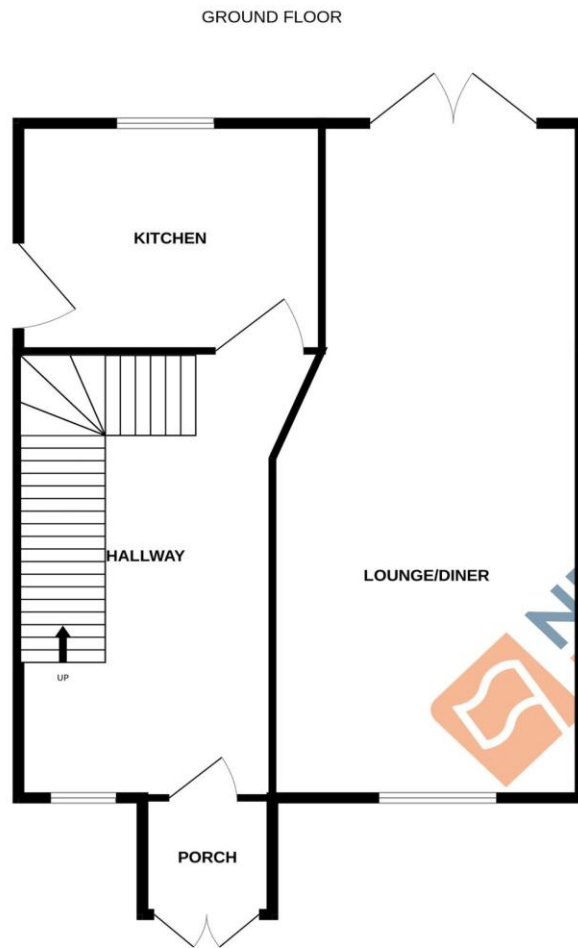
Garage



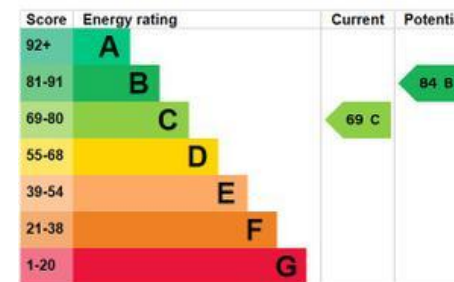








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.