



3 Dwyers Close, Asfordby, LE143RG

 **NEWTON FALLOWELL**



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## Key Features

- Mid Terrace House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Cloakroom WC
- Off-Road Parking
- Ideal First Time Buyer
- Village Location
- EPC Rating U
- Freehold

£180,000





Offering an ideal opportunity for the first time buyer or investor is this modern, two-bedroom, mid-terrace house situated in the well serviced village of Asfordby. Having the benefit of uPVC double glazing and gas central heating, and neutrally decorated throughout, the accommodation comprises in brief, cloakroom WC, a spacious living room, and fitted kitchen. On the first floor are two good sized bedrooms and a family bathroom. There is a driveway to the front of the property providing off-road parking and an enclosed rear garden.

Living Room 4.14m x 3.5m (13'7" x 11'6")

Cloakroom WC

Kitchen 2.14m x 3.45m (7'0" x 11'4")



Accessed via a uPVC double glazed door with storm porch into the living room, a window to the front aspect, stairs rising to the first floor and door off to a cloakroom WC having a white two-piece suite. The kitchen is fitted with a range of wall and base units, complementary work tops, tiled splashbacks, sink and drainer, integrated oven and gas hob, space for a freestanding fridge freezer, and window and door to the rear aspect. Stairs rising from the living room to the first floor landing with loft access and doors off to two good sized bedrooms and a family bathroom having a white three piece suite comprising a low flush WC, wash hand basin and bath with an overhead shower.

Bedroom One 3.27m x 3.46m (10'8" x 11'5")

Bedroom Two 2.15m x 3.47m (7'1" x 11'5")

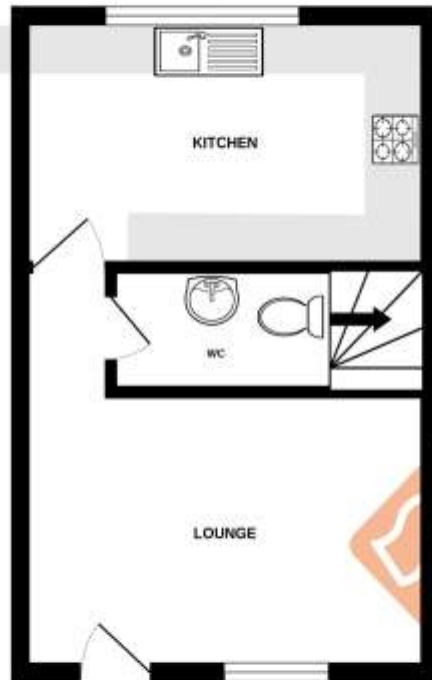
Bathroom 1.8m x 2.54m (5'11" x 8'4")



Outside to the front is an area laid to lawn, space for bins and a driveway providing off-road parking.

The enclosed rear garden has a paved patio seating area, the majority laid to lawn, a garden shed with power and lighting and timber panel fencing to the boundaries.

GROUND FLOOR



1ST FLOOR



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.

#### 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.