



Paddocks View 64 Main Road, Asfordby Valley,  
LE14 3SW

 **NEWTON FALLOWELL**

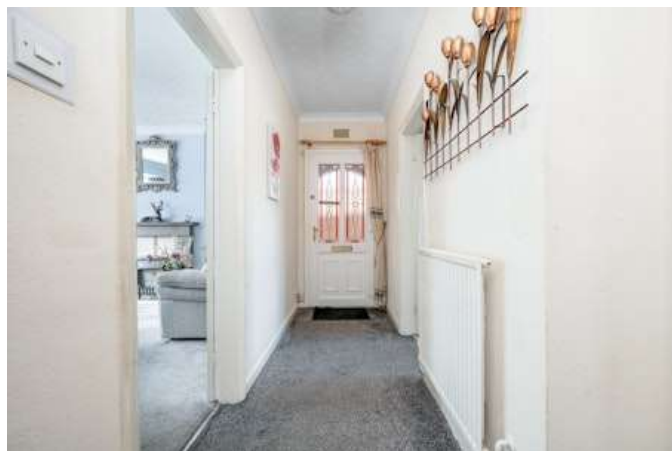


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## Key Features

- Extended Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Dining Kitchen & Utility
- Shower Room
- Carport and Driveway
- Enclosed Rear Garden
- Backs on to open Paddocks
- EPC Rating D
- Freehold

£290,000





This substantial and spacious detached bungalow backs on to paddocks with delightful open views of the countryside beyond. Having the benefit of uPVC double glazing and gas central heating, the accommodation comprises in brief, entrance hall, living room, sunroom, breakfast kitchen, utility room, two good sized bedrooms and a family shower room. Outside to the front is a dwarf brick wall and double wrought iron gates opening on to a block paved driveway and carport with gated access to a well tended rear garden overlooking open paddock land.

Accessed via the front door into the entrance hall with access to a part boarded loft and door off to the living room with a walk-in bay window to the front aspect, fitted with a venetian blind, feature fireplace with a wooden surround, tiled inserts and inset coal effect gas fire. The dining kitchen is fitted with a good range of modern grey wall and base units, complementary work surfaces and splashbacks, sink and drainer, integrated eye level oven and grill, hob with a stainless steel extractor hood above, space and plumbing for a washing machine and dishwasher, window to the rear aspect with a fitted blind and door leading through to a utility room fitted with wall and base units, space for a fridge freezer and doors giving access to the rear garden and front carport. A light and airy sunroom at the rear of the property which could be used as a study, dining room or third bedroom has a window and two lots of French doors leading to the rear garden. There are two good sized bedrooms and a family shower room with a three-piece suite comprising a low flush WC, wash hand basin set in a vanity unit and a corner shower cubicle.

The well tended rear garden is mainly laid to lawn with a paved patio seating area, two garden sheds, a greenhouse, shrub borders, courtesy lighting and outside tap. There are delightful views over the paddocks at the rear of the property.





Entrance Hall

Living Room 12'3" x 14'2" (3.7m x 4.3m)

Dining Kitchen 11'1" x 16'6" (3.4m x 5m)



Utility Room 10'8" x 6'2" (3.3m x 1.9m)

Bedroom One 14'1" x 11'1" (4.3m x 3.4m)

Bedroom Two 10'1" x 11'7" (3.1m x 3.5m)



Sunroom 11'8" x 10'1" (3.05m x 3.1m)



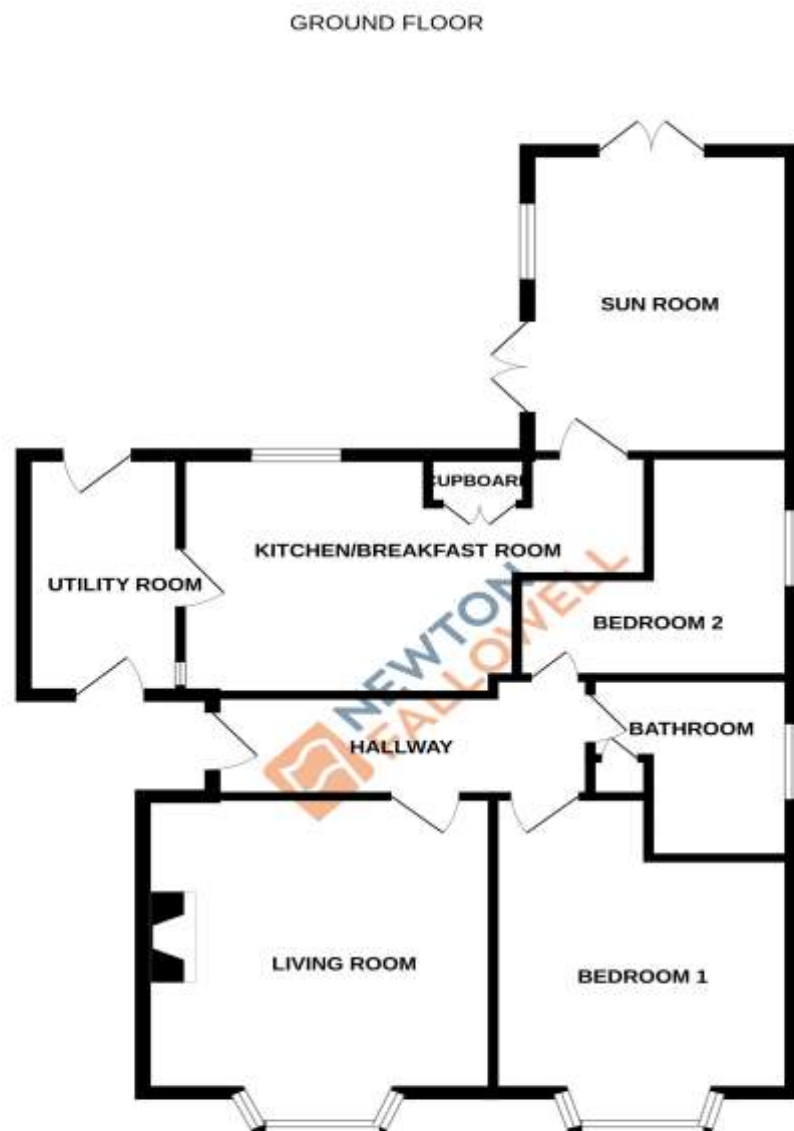
Family Shower Room











Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	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: C

#### 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.