



127 Main Street, Asfordby, LE14 3TS

 **NEWTON FALLOWELL**

2 1 2

Key Features

- Mid Terrace Character Cottage
- Two Double Bedrooms
- Fitted Kitchen
- Downstairs Bathroom
- Exposed Beams
- Two Reception Rooms
- Village Location
- EPC Rating D
- Freehold

Guide price £180,000





This charming mid-terrace cottage is situated in the heart of the village of Asfordby close to many local amenities. Having the benefit of exposed beams and brickwork, the accommodation comprises in brief, two reception rooms, fitted kitchen, utility and downstairs bathroom. On the first floor are two good sized bedrooms. There is an outbuilding at the rear of the property ideal for storage.

Accessed via the front door into the living room with stripped wooden floorboards, a window to the front aspect, an exposed brick fireplace, exposed ceiling beams and stairs rising to the first floor. Door leading through to a further reception room with a window to the front aspect, a continuation of the stripped wooden floorboards, exposed beams to the ceiling and an exposed brick fireplace. (The chimney is not in use as it does not meet current safety regulations). The fitted kitchen has a range of wall and base units, roll top work surfaces, tiled splashbacks, sink and drainer, freestanding cooker with an extractor hood above, wall mounted combination boiler, window and door to the rear aspect and opening through to a utility area and downstairs bathroom fitted with a three piece white suite comprising a low flush WC, wash hand basin and 'P' shaped bath with an overhead shower and shower screen.

There is an outbuilding ideal for storage but no actual garden and no off-road parking.

Living Room

Dining Room

Fitted Kitchen

Utility Room

Downstairs Bathroom

Bedroom One

Bedroom Two



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.
Made with Metagix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: A

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.