



1 Chadwell Close, Asfordby, LE14 3TQ

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Semi-Detached House
- In Need of Updating
- Three Bedrooms
- Two Reception Rooms & Sunroom
- Fitted Kitchen
- Family Bathroom
- Garage & ORP
- Corner Plot
- EPC Rating E
- Freehold

Guide price £270,000





Situated in the well serviced village of Asfordby is this three-bedroom semi-detached house. In need of a complete refurbishment, the accommodation comprises in brief, entrance porch, entrance hall, living room, dining room, kitchen and sunroom. On the first floor are three bedrooms and a family bathroom. There is a driveway providing off-road parking leading to a detached garage with gardens to the front and side aspects and gated access to an enclosed rear garden.

Sliding door into the entrance porch and further door into the hallway with stairs rising to the first floor and door off to a good-sized living room with windows to the front and side aspects, fireplace, opening into the dining room with a window to the side aspect and serving hatch through to the kitchen. The kitchen needs updating and has a window looking into the sunroom, a range of wall and base units, sink and drainer, integrated oven and hob, space and plumbing for a washing machine, an under-stair storage cupboard and door to the side aspect. A brick-built sunroom with windows, patio doors and tiled flooring. Stairs rising to the first-floor landing with doors off to three good sized bedrooms and a family bathroom having a three-piece white suite.

There is a driveway providing off-road parking leading to a detached garage, gardens to the front and side aspects and a paved area at the rear designed for low maintenance.

Entrance Hall

Living Room 3.35m x 4.72m (11'0" x 15'6")

Dining Room 2.78m x 2.66m (9'1" x 8'8")

Sunroom 2.8m x 2.23m (9'2" x 7'4")

Kitchen 3.2m x 2.52m (10'6" x 8'4")

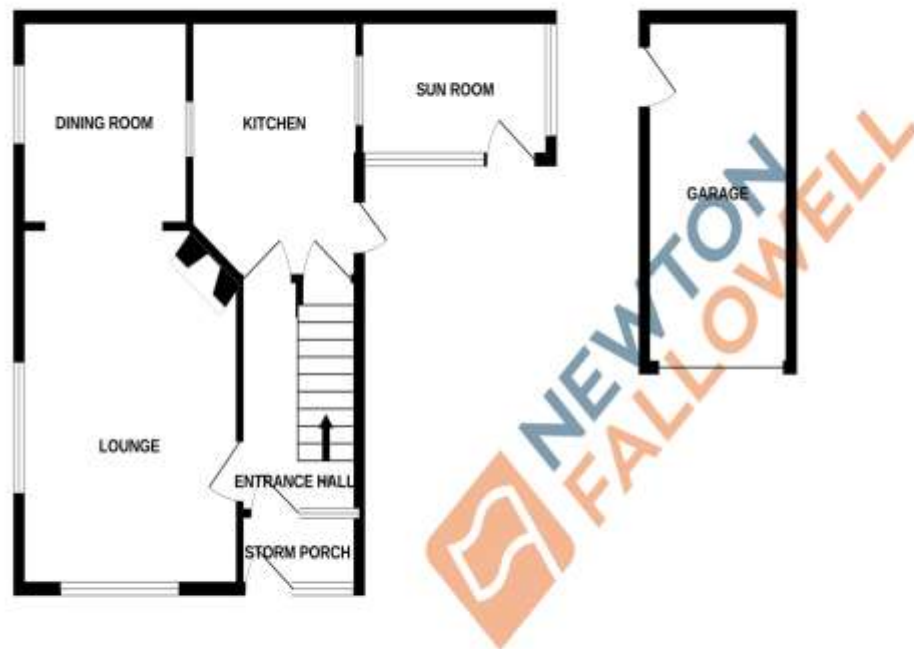
Bedroom One 3.15m x 4.25m (10'4" x 13'11")

Bedroom Two 3.14m x 3.51m (10'4" x 11'6")

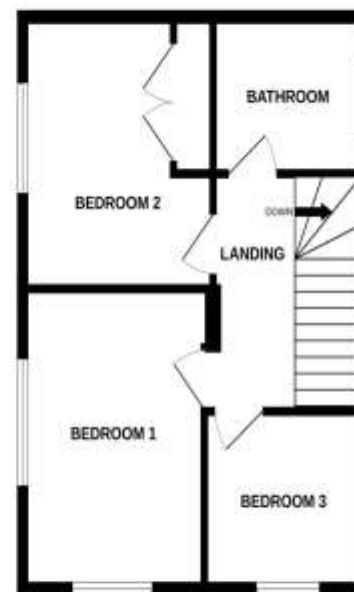
Bedroom Three 2.16m x 2.55m (7'1" x 8'5")

Bathroom

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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 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 £62 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.