



30 Leah Way, Asfordby, Melton Mowbray, LE14 3XY

 **NEWTON FALLOWELL**

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Key Features

- Modern Semi-Detached Bungalow
- Two Bedrooms
- Open Plan Kitchen, Living Room
- Family Bathroom
- NHBC Warranty Remaining
- Village with Local Amenities
- Off Road Parking
- South Facing Rear Garden
- EPC Rating B
- Freehold

£215,000





Situated in the well serviced village of Asfordby is this modern semi-detached bungalow. The accommodation comprises in brief, entrance hall, an open plan fitted kitchen, living room, two double bedrooms and a three-piece bathroom. There is a good-sized driveway providing off-road parking for two cars and gated access to an enclosed South facing rear garden. The property is still within its NHBC 10 year warranty.

Accessed via a double glazed door at the side of the property into the entrance hall with wood laminate flooring, a useful storage cupboard and door leading through to the 'L' shaped, open plan fitted kitchen and living room having a continuation of the wood laminate flooring, TV point and French doors opening on to the rear garden. The kitchen area is fitted with a range of wall and base units, straight edge wooden work surfaces, sink and drainer, integrated AEG eye level electric oven, four ring gas hob and stainless-steel extractor hood above, space and plumbing for a washing machine, dishwasher and fridge freezer, spotlighting to the ceiling, tiled flooring and window to the rear aspect. There are two good sized bedrooms with windows to the front aspect and carpet flooring and a three-piece bathroom with a modern white suite comprising a low flush WC, wash hand basin and bath with an overhead shower and shower screen, heated towel rail, electric shaver point, contemporary tiling to wet areas and wood laminate flooring. There is a driveway providing off-road parking for two cars and gated access to an enclosed South facing garden which is mainly laid to lawn with a garden tap and timber panel fencing to the boundary.

Entrance Hall

Open Plan Living Room 5.41m x 2.68m (17'8" x 8'10")

Kitchen Area 2.97m x 2.5m (9'8" x 8'2")

Bedroom One 4.06m x 2.69m (13'4" x 8'10")

Bedroom Two 2.94m x 2.72m (9'7" x 8'11")

Bathroom 2.65m x 1.78m (8'8" x 5'10")



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	82 B	
69-80	C		
55-68	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: 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.