



Ashview, 40 Main Street, Kirby Bellars, LE14 2EA

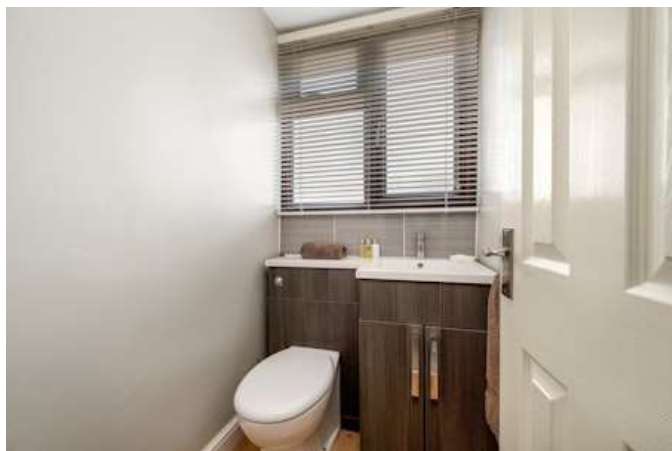
 **NEWTON FALLOWELL**

5 2 2

Key Features

- Spacious Detached House
- Five Double Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Two Bathrooms & Cloakroom WC
- Car Port & Garage
- Off-Road Parking
- Southeast Rear Garden
- EPC Rating D
- Freehold

Guide price £650,000





Situated in a sought-after village location with open views over the surrounding countryside is this superb, substantial detached home. Occupying a generous sized plot with flexible accommodation comprising, entrance porch, hallway, living room, dining room, sitting room, breakfast kitchen, two downstairs bedrooms, and a four-piece bathroom. On the first floor are three further bedrooms, a Jack and Jill Bathroom and a cloakroom WC. There is a driveway providing ample off-road parking leading to a double garage and a Southeast facing rear garden. Viewings are highly recommended to appreciate the space and position of this stunning property.

Accessed via the front door into the entrance porch, window to the side aspect and door into the entrance hall with stairs rising to the first floor. The living room has a bay window to the front aspect, wooden flooring, fireplace with surround and hearth and TV point, door through to a dining room with a window to the side aspect and archway off to a light and airy sitting room having French doors with full length side windows to the rear aspect and TV point. From the dining room are glazed double doors leading through to the breakfast kitchen having a good range of wall and base units, straight edged wooden work tops, tiled splashbacks, sink and drainer, integrated oven and hob with a stainless steel extractor hood above, dishwasher, space and plumbing for a washing machine and an American style fridge freezer, wooden herringbone style flooring, window and door to the side aspect. On the ground floor is a study/office which could be used as a bedroom, a further double bedroom and the family bathroom which has a four piece white suite comprising a low flush WC, wash hand basin set in a vanity unit, separate walk-in double shower cubicle and a bath with a hand held shower attachment and a window to the side aspect with a fitted blind.



Stairs rising to the first floor with doors off to two double bedrooms and a cloakroom WC having a two-piece suite.



There is access to a Jack and Jill shower room from the bedroom with a door through to a further double bedroom having fitted wardrobes.

Outside to the front is a substantial driveway providing ample off-road parking leading to an integral double garage with power and light, an area laid to lawn and hedging to the boundaries. A particular highlight is the enclosed Southeast facing rear garden having a large expanse of lawn, a spacious paved patio seating area, flower and shrub borders, summer house and garden shed with stunning views over the open countryside.



Entrance Porch Hallway

Living Room 6.1m x 3.48m (20'0" x 11'5")

Dining Room 7.04m x 4.72m (23'1" x 15'6")

Breakfast Kitchen 7.01m x 3.38m (23'0" x 11'1")

Bedroom Three 4.17m x 3.18m (13'8" x 10'5")

Bedroom Five/Home Office 3.1m x 2.46m (10'2" x 8'1")

Downstairs Bathroom

Bedroom One 4.47m x 4.06m (14'8" x 13'4")

Bedroom Two 4.14m x 3.68m (13'7" x 12'1")

Bedroom Four 3.58m x 3.18m (11'8" x 10'5")

Jack & Jill Bathroom 4.52m x 3.3m (14'10" x 10'10")







The graph shows this property's current and potential energy rating.

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: E

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.