



43 Main Street, Asfordby, LE14 3RZ

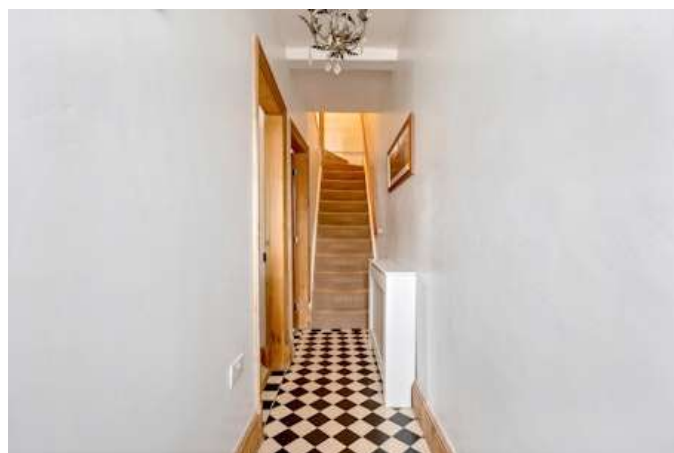
 **NEWTON FALLOWELL**

3 1 2

Key Features

- Traditional Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Breakfast Kitchen
- Four Piece Bathroom
- Large South Facing Rear Garden
- Garage & Off-Road Parking
- Well Serviced Village
- EPC Rating D
- Freehold

Guide price £300,000





Situated in the heart of the well serviced village of Asfordby is this traditional semi-detached period property. Having the benefit of UPVC double glazing, gas central heating and a generous block paved frontage providing off-road parking for several cars. The accommodation comprises in brief, entrance hall, living room, dining room and a modern breakfast kitchen. On the first floor are three good sized bedrooms and a four-piece family bathroom. There is a detached garage and an enclosed South facing rear garden.

Accessed via the front door into the entrance hall with a tiled floor, stairs rising to the first floor and doors leading through to the living room having a 'walk-in' bay window to the front aspect, fireplace with an inset multi-fuel log burner, a wooden mantle and surround, and door into a separate dining room with a window to the rear aspect, tiled floor and a feature cast iron fireplace (not in use). The 'L' shaped breakfast kitchen has two windows and a stable door to the side aspect, an array of modern base units, granite work surfaces and splashbacks, a Belfast twin sink unit, a Range cooker with splashback and extractor hood above, integrated dishwasher, space for a freestanding fridge freezer, utility cupboard housing the wall mounted central heating boiler and space and plumbing for a washing machine and an under-stair storage cupboard/pantry.



Stairs rising to the first floor landing with doors off to three good sized bedrooms and a family bathroom having a four piece white suite comprising a low flush WC, wash hand basin, bath and a double shower cubicle, tiled splashbacks and a heated towel rail.



Outside to the front is a spacious block paved frontage, courtesy lighting and a detached garage with double wooden opening doors, power and light and a door to the side. Side gated access to an enclosed South facing rear garden with a block paved patio, the majority laid to lawn with shrub borders and fencing to the boundaries.



Entrance Hall



Living Room 4.31m x 3.83m (14'1" x 12'7")

Dining Room 3.9m x 3.79m (12'10" x 12'5")

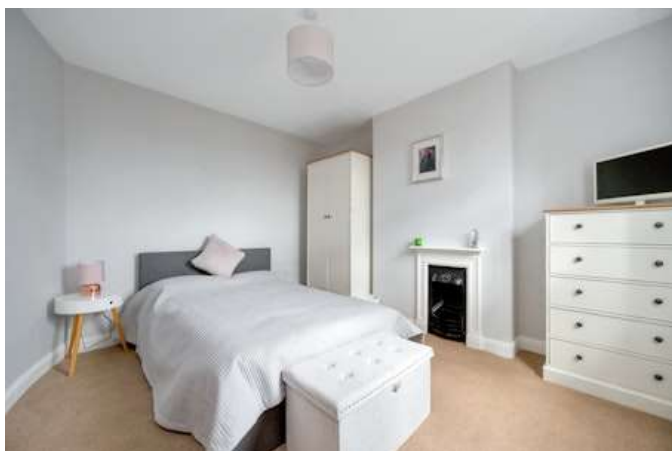
Kitchen 5.6m x 2.72m (18'5" x 8'11")

Bedroom One 3.83m x 3.82m (12'7" x 12'6")



Bedroom Two 3.78m x 3.13m (12'5" x 10'4")

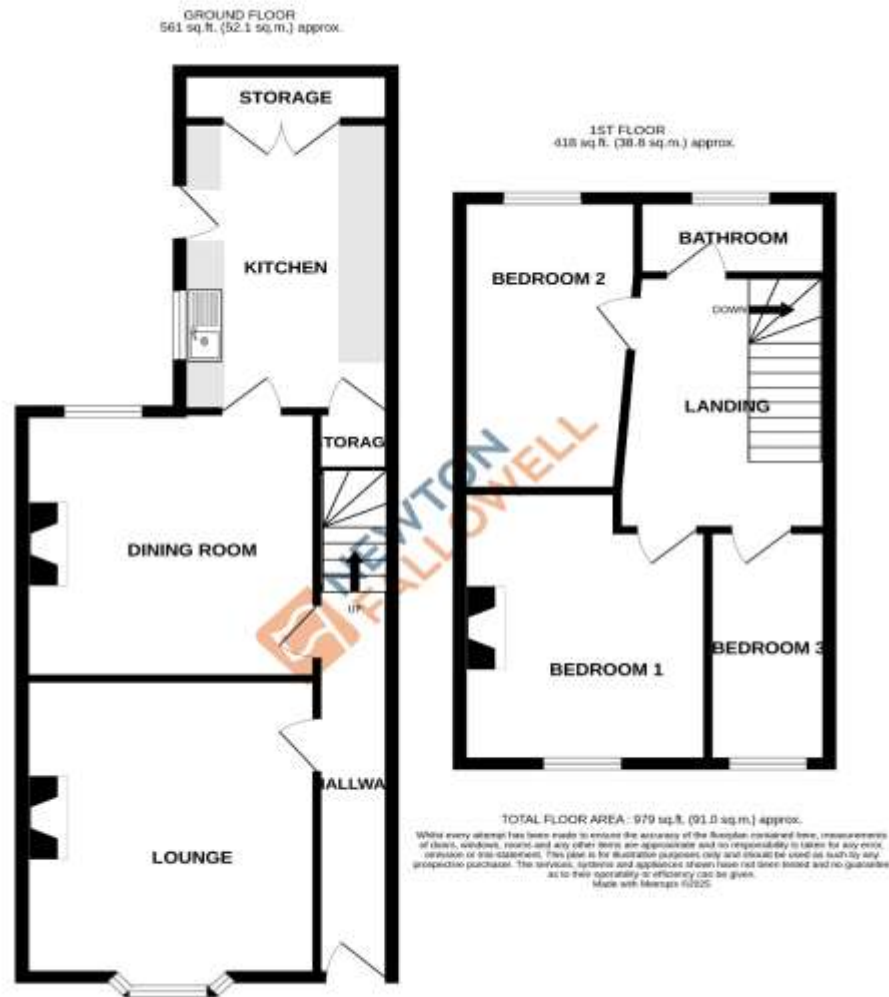
Bedroom Three 3.67m x 1.93m (12'0" x 6'4")



Family Bathroom







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.