



52 Klondyke Way, Asfordby, LE14 3TW

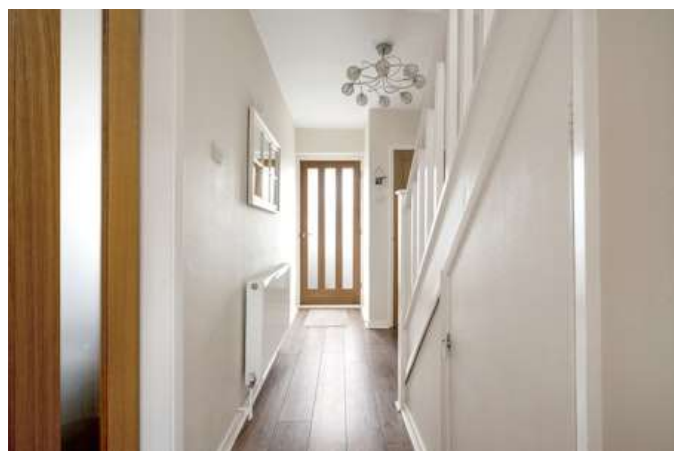
 **NEWTON FALLOWELL**

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Key Features

- Extended Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Fitted Kitchen
- Driveway & Carport
- Enclosed Rear Garden
- Village Location
- EPC Rating C
- Freehold

£260,000





A well presented and extended semi-detached family home situated in the well serviced village of Asfordby. Set back from the road with a good-sized block paved frontage, the accommodation comprises in brief, entrance porch into the hallway, living room, dining room, conservatory and fitted kitchen. On the first floor are three bedrooms and a contemporary family bathroom. There are double doors opening into a covered timber carport which provides more off-road parking leading to an enclosed rear garden.

Accessed via a double-glazed porch with further door into the entrance hall having wood laminate flooring, storage cupboard and stairs rising to the first floor. Door leading into the living room, window to the front aspect, wood laminate flooring, fireplace with inset log burner, surround and hearth, TV point opening through to the dining room having a continuation of the wood laminate flooring, serving hatch to the kitchen and sliding patio doors leading into the double glazed conservatory with a side door opening on to the paved patio. The re-fitted kitchen has a modern range of Shaker style wall and base units, straight edge wooden worktops, sink and drainer, tiled splashbacks, serving hatch through to the dining room, integrated oven and gas hob with a stainless steel extractor hood above, space and plumbing for a washing machine and dishwasher, window to the rear aspect with a fitted blind and door to the side carport. Stairs rising to the first-floor landing with access to a boarded loft with electricity and loft ladder, and doors off to three bedrooms and a family bathroom fitted with a contemporary white three-piece suite comprising a low flush WC, wash hand basin set in a vanity unit and a 'P' shaped bath with an overhead shower and shower screen, tiling to wet areas and heated towel rail.





Outside to the front is a substantial block paved frontage providing off-road parking and double wooden gates leading to a covered carport with courtesy lighting. The generous sized rear garden has a spacious paved patio seating area which spans the full width of the property with the remainder laid to lawn, a garden shed and timber panel fencing to the boundaries.



Entrance Porch



Living Room 4.36m x 3.34m (14'4" x 11'0")

Dining Room 4.82m x 2.68m (15'10" x 8'10")

Conservatory 2.73m x 2.53m (9'0" x 8'4")

Kitchen 3.81m x 2.49m (12'6" x 8'2")



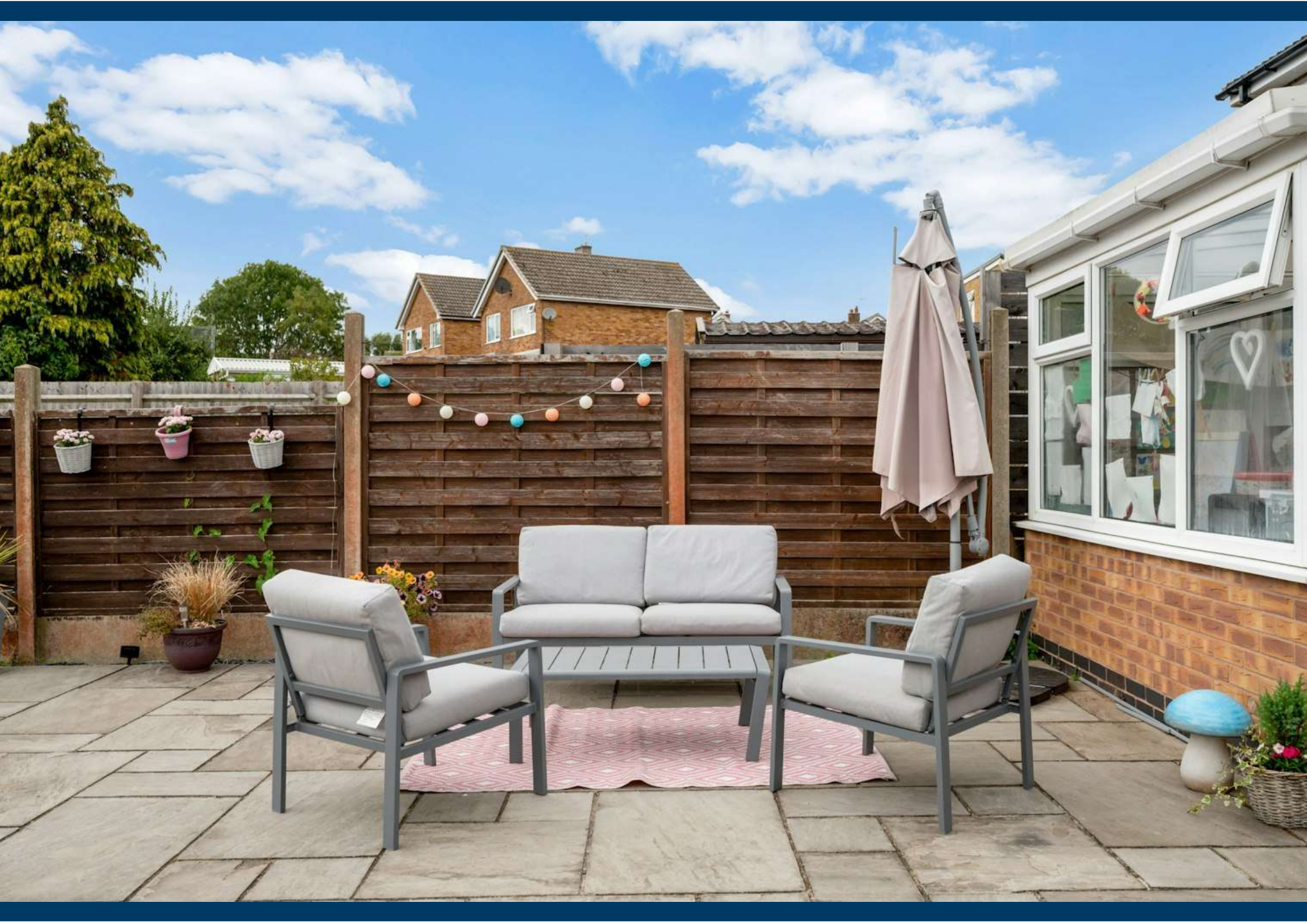
Bedroom One 3.73m x 3.36m (12'2" x 11'0")

Bedroom Two 3.46m x 3m (11'5" x 9'10")

Bedroom Three 2.31m x 2.16m (7'7" x 7'1")

Family Bathroom







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 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.