



51 Regency Road, Asfordby, Melton Mowbray, LE14 3YL
£200,000

51 Regency Road Asfordby Melton Mowbray LE14 3YL

Occupying a particularly generous plot within this well-regarded Leicestershire village, this end-terrace home represents an increasingly rare project opportunity. Well maintained yet largely original in its fittings, the property offers prospective buyers the chance to strip back, reconfigure, and fully modernise the interior to suit contemporary tastes, with ample space across both levels to create a superb long-term family residence.

Beyond the existing footprint, the standout appeal lies in the expansive outdoor space and flexibility of the site. With a deep plot that comfortably accommodates off-road parking, a detached garage, and a garden far larger than typically found in homes of this style, there is clear scope for extension to the rear or side (subject to the necessary consents), all within easy reach of the local primary school, doctors' surgery, shops, and regular bus links into Melton Mowbray.





Bedroom



Bedroom

Description

A fantastic opportunity to acquire this spacious three-bedroom end-of-terrace home, ideally positioned within the popular and well-served village of Asfordby. Offered to the market with No Upward Chain, the property represents an exciting blank canvas ripe for modernisation and personalisation, making it an ideal purchase for first-time buyers, growing families, or keen investors looking to make a home their own.

Approached via a concrete driveway providing off-road parking alongside a front lawned garden, the accommodation opens into an entrance hall with stairs rising to the first floor. From here, you step through to a practical utility area with further storage, which in turn leads into the kitchen. The kitchen is fitted with wall and base units, there is appliance space, and direct access out to a rear lean-to. Spanning the depth of the home is a generous dual-aspect living room, enjoying ample natural light from windows to both the front and rear.

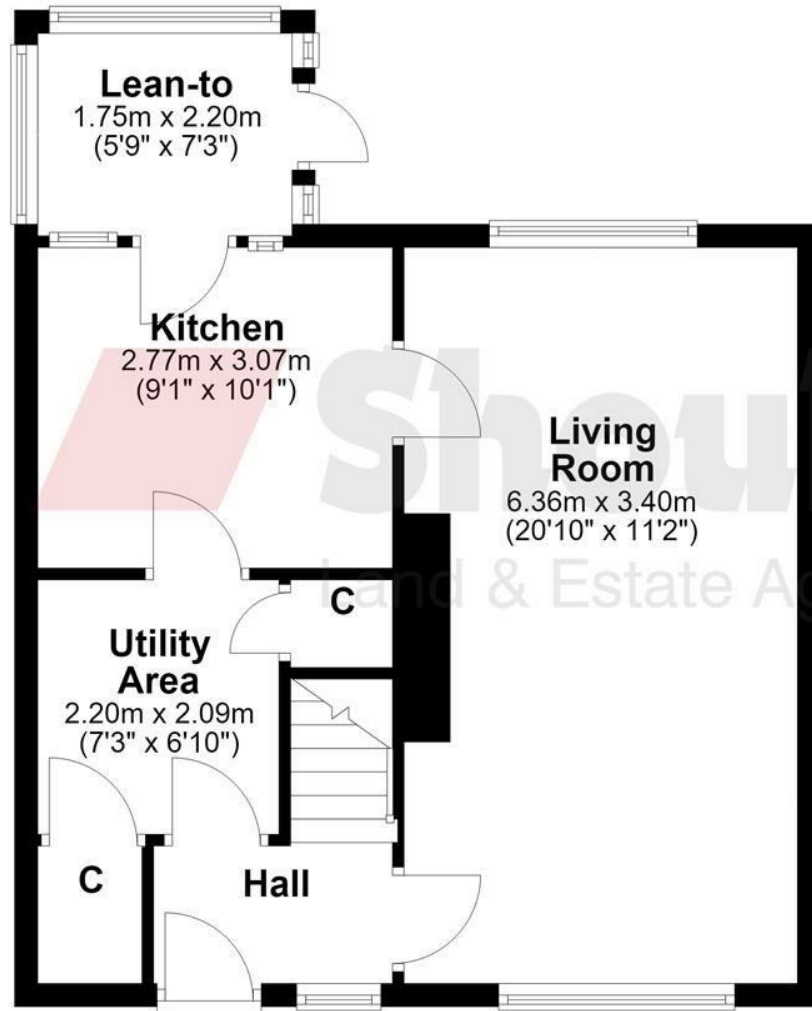
Stairs rise from the entrance hall to the first-floor landing, where there is a useful built-in storage cupboard. The first floor offers three well-proportioned bedrooms, two of which benefit from built-in cupboards, served by a family bathroom and a separate adjoining WC.

Outside to the side, the driveway extends down past the property to a detached single garage. The rear garden is an exceptional feature and a true selling point of the home, boasting a substantial lawned area bordered by mature shrubs, established trees including a weeping willow, and fencing, offering tremendous outdoor space with considerable scope for extension (subject to necessary planning consents).

Early viewing is highly recommended to appreciate the plot size, space, and superb potential on offer.

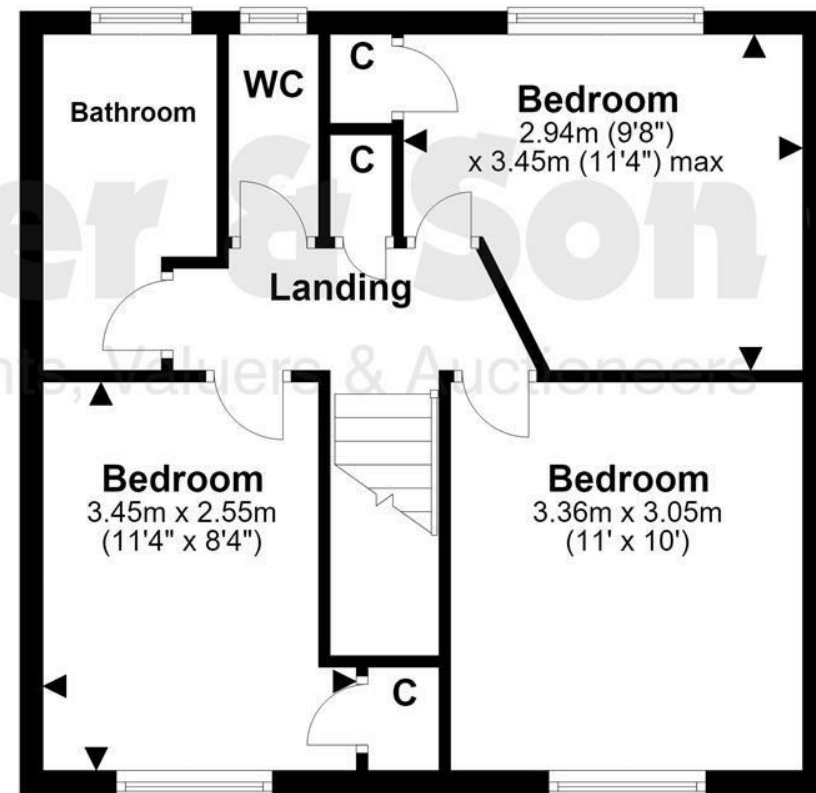
Ground Floor

Approx. 45.9 sq. metres (493.6 sq. feet)

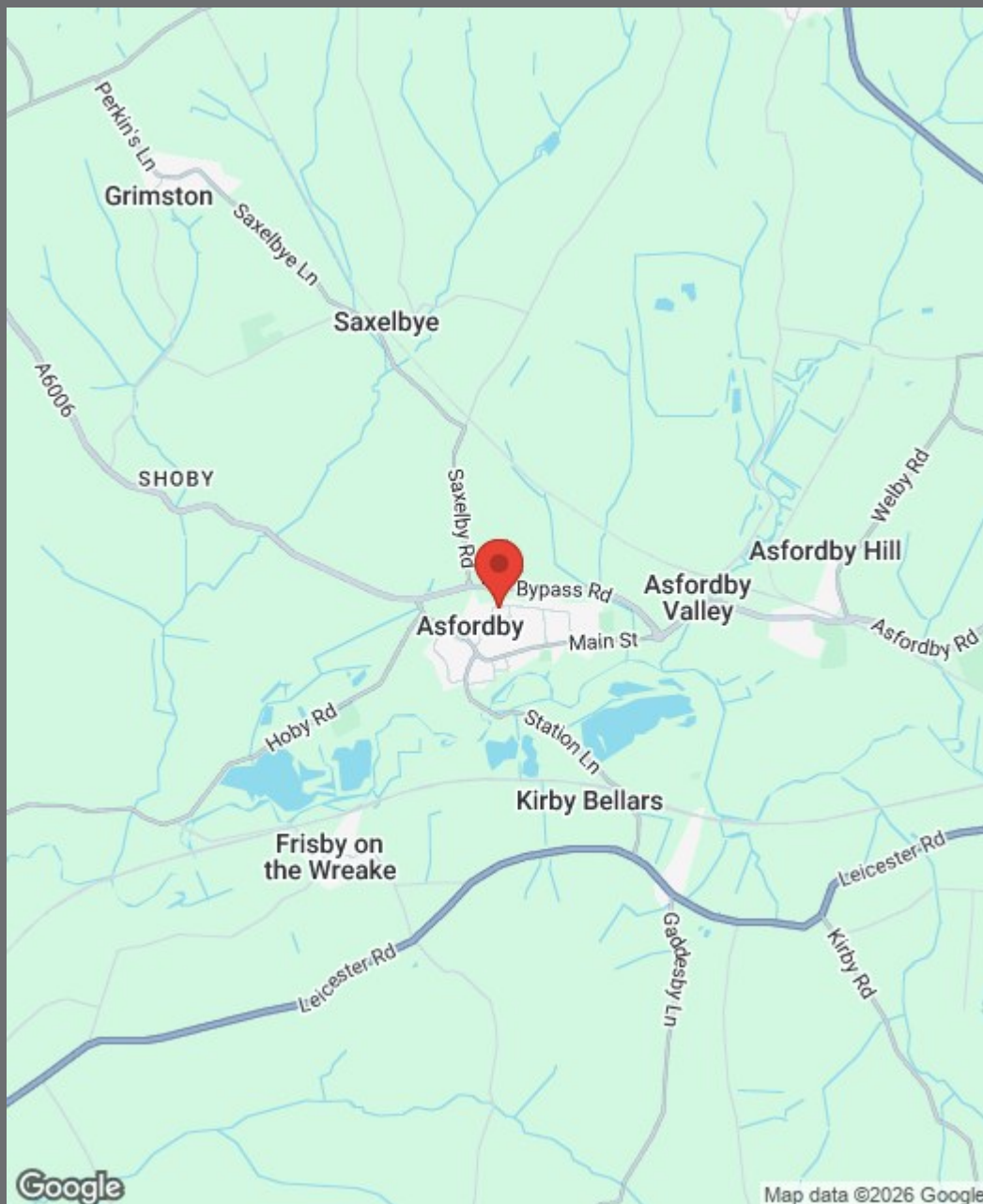


First Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.



- Three-bedroom end-of-terrace home
- Offered for sale with No Upward Chain
- Exciting opportunity for modernisation and improvement
- Substantial, mature rear garden offering excellent outdoor space
- Generous dual-aspect living and dining room
- Kitchen with separate ground floor utility area
- First-floor family bathroom with separate WC
- Concrete driveway providing off-road parking
- Detached single garage to the rear
- Walking distance to popular Asfordby village amenities and schools



geology.purchaser.jolt



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
salesenquiries@shoulers.co.uk

Tel: 01664 560181

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.