



ASFORDBY ROAD, MELTON MOWBRAY

Asking Price Of £255,000

Three Bedrooms

Freehold



EXTENDED SEMI-DETACHED

MODERNISATION REQUIRED

SOUTH FACING REAR GARDEN

GOOD COMMUTER LINKS

INVESTMENT OPPORTUNITY

THREE BEDS/ WET ROOM

CHAIN FREE

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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A superb opportunity for those seeking a renovation project, this spacious three- bedroom semi- detached home sits on the desirable west side of Melton Mowbray. Enjoying an elevated position with far- reaching views, the property occupies a enviable plot and offers fantastic potential to create a stylish and contemporary family home.

The accommodation on offer comprises; entrance hall, lounge diner, kitchen and sun room to the ground floor. Three bedrooms and a wet room to the first floor. Outside the property benefits from generous front and rear gardens, off road parking and a garage.

ENTRANCE HALL Part glazed door with obscure glazed side panels filtering light into the entrance hall, having stairs rising to the first floor, under stairs cupboard, radiator, carpet flooring and doors off to;

LOUNGE/DINER 10' 0" x 25' 11" (3.06m x 7.9m) Generous reception room having a front facing bay window with views of the horse fields, steps down to the french doors at the rear opening into the sun room, two radiators, feature pine wood fireplace, TV aerial point and carpet flooring.

KITCHEN 12' 9" x 7' 4" (3.9m x 2.25m) Fitted with wall, base and drawer units topped with work surfaces, one and a half bowl sink and drainer unit, space and plumbing for a washing machine, integrated electric oven and gas hob with extractor hood over. Walk-in pantry, radiator, two windows, TV aerial point and tiled flooring.

SUN ROOM 16' 0" x 19' 4" (4.89m x 5.9m) A great space for enjoying the garden having dual aspect windows and french doors opening onto the patio, two radiators, TV aerial point and laminate wood flooring.

LANDING Taking the stairs to the first floor landing having a window to the side aspect, loft hatch and doors off to;

BEDROOM ONE 11' 6" x 11' 6" (3.52m x 3.52m) Having a front facing window, radiator, fitted wardrobes and carpet flooring.

BEDROOM TWO 12' 11" x 8' 10" (3.96m x 2.7m) Having a rear facing window with elevated views across the town, radiator, fitted wardrobes and drawers and carpet flooring.

BEDROOM THREE 7' 4" x 8' 11" (2.26m x 2.73m) Having a rear facing window with elevated views of the town, radiator and carpet flooring.

WET ROOM 5' 11" x 7' 4" (1.81m x 2.25m) A thoughtfully designed, fully accessible wet room. The space features a level-access shower area with a secure wall-mounted shower seat and supportive grab rails, low flush WC and a wall mounted wash hand basin. Obscure glazed window for privacy, radiator and part tiled walls.

FRONT ASPECT A private driveway provides generous off- road parking, while the front garden adds a touch of greenery with established shrubs and low- maintenance landscaping.

GARAGE 11' 5" x 17' 3" (3.5m x 5.26m) Having double doors and a personnel door to the front, power and lighting, a further personnel door to the rear garden.

REAR GARDEN The south facing garden has a paved patio area adjacent to the house enjoying elevated views, garden tap and electrical sockets, formal lawn with mature trees and shrubs, garden shed and greenhouse.

AGENTS NOTE TENURE freehold. Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

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Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		