

FOR SALE

Main Street Asfordby, Leicestershire LE14 3RZ



OFFERS OVER: £145,000

- A Two Bedroom Bay Fronted Semi Detached Property
- Located In Asfordby, Within Easy Access of Melton Mowbray & Leicester
- Suitable For Investors/Renovation Project
- Gas Central Heating
- Entrance Hall, Lounge, Dining/Sitting Room, Kitchen, Pantry, Store, Two Bedrooms, Bathroom & Separate WC
- Gated Access Via Main Street Providing Off Road Parking
- Gardens To The Front, Rear & Side
- Requires Modernisation



Location

Located on Main Street in the popular village of Asfordby, the property is ideally positioned to an excellent range of local amenities. The village offers a Co-op supermarket, convenience stores, a pharmacy, post office, cafés, pubs, restaurants/takeaways, health centre, and highly regarded primary schools. There are also recreational facilities including parks and scenic countryside walks. For a wider selection of shopping, leisure and dining facilities, the market town of Melton Mowbray is just a short drive away, while Leicester city centre is easily accessible via the A46, making Asfordby an excellent choice for commuters and families alike.

Description

Situated on a generous plot with gardens to the front, rear and side, this two-bedroom semi-detached property offers an excellent opportunity for investors and purchasers looking for a renovation project. The property requires full modernisation throughout.

The ground floor comprises an entrance hall, spacious bay fronted lounge, a separate bay fronted dining/sitting room and a fitted kitchen with a pantry and a useful store. To the first floor, two well proportioned bedrooms, a bathroom and separate WC.

Externally, the property is accessed via double gates from Main Street providing off road parking, with gardens to the front, rear and side.

Accommodation

All measurements are approximate:

Entrance Hall

Door to front, stairs to first floor, access to lounge and dining/sitting room.

Lounge - 4' 9" x 7' 0" (1.45m x 2.13m)

Bay window to front, radiator, power points, pendant light fitting.

Dining/Sitting Room - 15' 2" x 14' 3" (4.62m x 4.34m)

Bay window to front, radiators, power points, pendant light fitting.

Kitchen - 12' 1" x 8' 9" (3.68m x 2.66m)

Door to rear, window to rear, wall mounted units, base units and drawers, stainless steel sink, four burner induction hob, tile splashback surrounds, power points, pendant light fitting, door to store, door to pantry.

Pantry

Window to rear, storage space.

Store

First Floor Landing

Bedroom One - 14' 4" x 12' 9" (4.37m x 3.88m)

Window to front, radiator, power points, pendant light fitting, door to bathroom.

Bathroom

Window to side, panelled bath, low level WC, pedestal wash hand basin, airing cupboard, pendant light fitting.

Bedroom Two - 12' 9" x 12' 5" (3.88m x 3.78m)

Bay window to front, built in wardrobe, radiator, power points, pendant light fitting.

Separate WC

Low level WC, pendant light fitting.

Outside

Double gates from Main Street with vehicular access. Gardens to the front, rear and side.

Tenure

Freehold.

EPC

Band F.

Council Tax

The property falls within Band A.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Melton Borough Council.

Kal Sangra, Shonki Brothers Ltd

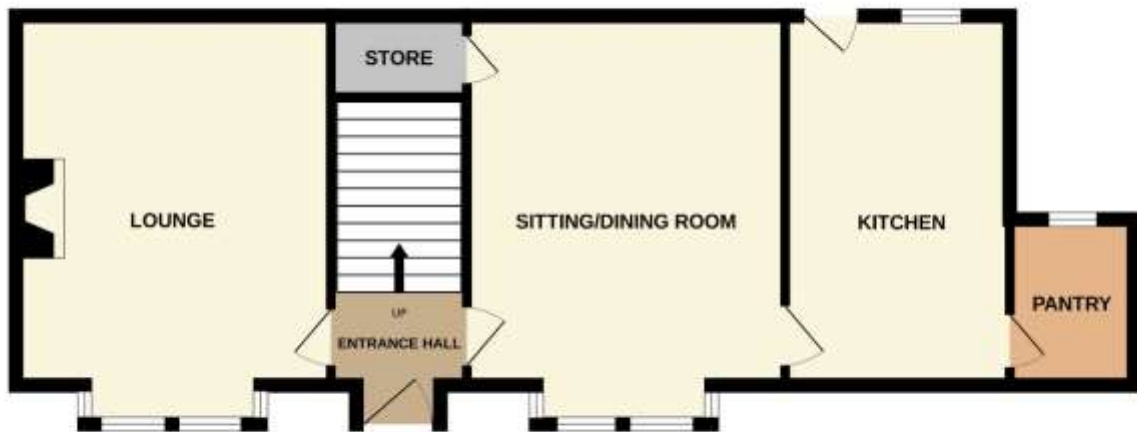
85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

