



## ASFORDBY ROAD, MELTON MOWBRAY

Asking Price Of £240,000

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**

**01664 566258**

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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.

**USEFUL INFORMATION** The lower section of the garden has been sold off and there is a planning application for a new property. This is nothing to do with the current owner so we have no more information on this other than the plans which can be viewed at the Melton Borough Council website. Copy this link into a search engine to view the documents. [pa.melton.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S8FYXXKOL9E00](http://pa.melton.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S8FYXXKOL9E00)

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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		

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