



**57 Klondyke Way, Asfordby, Melton Mowbray,
LE14 3TN
£269,950**

 Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

**57 Klondyke Way
Asfordby
Melton Mowbray
LE14 3TN**

A fantastic opportunity to acquire this well presented and spacious three bedroom detached residence located in the popular and well serviced village of Asfordby near Melton Mowbray.

The property benefits from a large sitting room, modern breakfast kitchen, gas fired heating and uPVC double glazing throughout. In brief the property comprises of entrance hall, WC, sitting room, kitchen, conservatory, three bedrooms and family bathroom. To the front there is a driveway with off street parking and to the rear there is a single garage and a lawned garden with patio area.

Asfordby is a well serviced village which benefits from various local amenities to include takeaways, convenience stores, restaurant, pharmacy and a local primary school. The village has good road links to both Leicester, Loughborough, Melton, Nottingham and Oakham.





Kitchen



Description

ENTRANCE HALL : Entered via a uPVC door with under stair cupboard, stairs to first floor landing, radiator.

WC : With low flush WC, heated towel rail, ceramic sink, tiled flooring.

SITTING ROOM : A large room with two radiators, gas fire in surround with quartz hearth and sliding doors to conservatory.

CONSERVATORY : This room has sliding uPVC doors to garden and a radiator.

KITCHEN : A modern kitchen comprising of a range of gloss cream eye and base level units with wood effect laminate work tops, washing machine, range oven, integrated fridge freezer, stainless steel extractor fan, tiled flooring and splashbacks, uPVC door to garden, ceiling downlights and radiator.

LANDING : With storage cupboard and radiator.

BATHROOM : A modern suite with low flush WC, ceramic sink, p-shape acrylic bath with electric shower over, travertine tiled flooring and walls.

BEDROOM ONE : A single bedroom with radiator, laminate flooring and inbuilt wardrobes.

BEDROOM TWO : A double bedroom with inbuilt wardrobes, radiator and laminate flooring.

BEDROOM THREE : A double bedroom with laminate flooring and radiator.

OUTSIDE : To the front there is a block paved driveway with parking for 2 cars, box hedging area. To the rear there is a brick built single garage, garden is mainly laid to lawn with patio area.



Conservatory



Bedroom 2



Bedroom 3



Bathroom

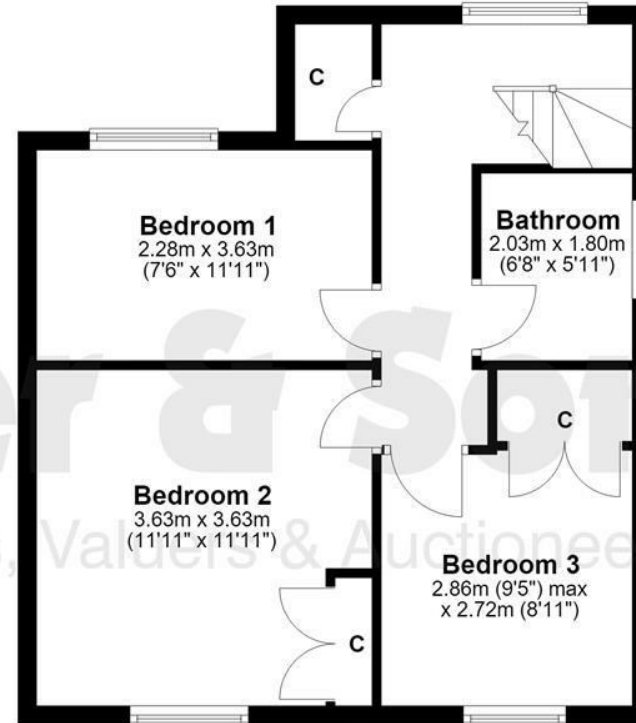
Ground Floor

Approx. 57.0 sq. metres (613.3 sq. feet)

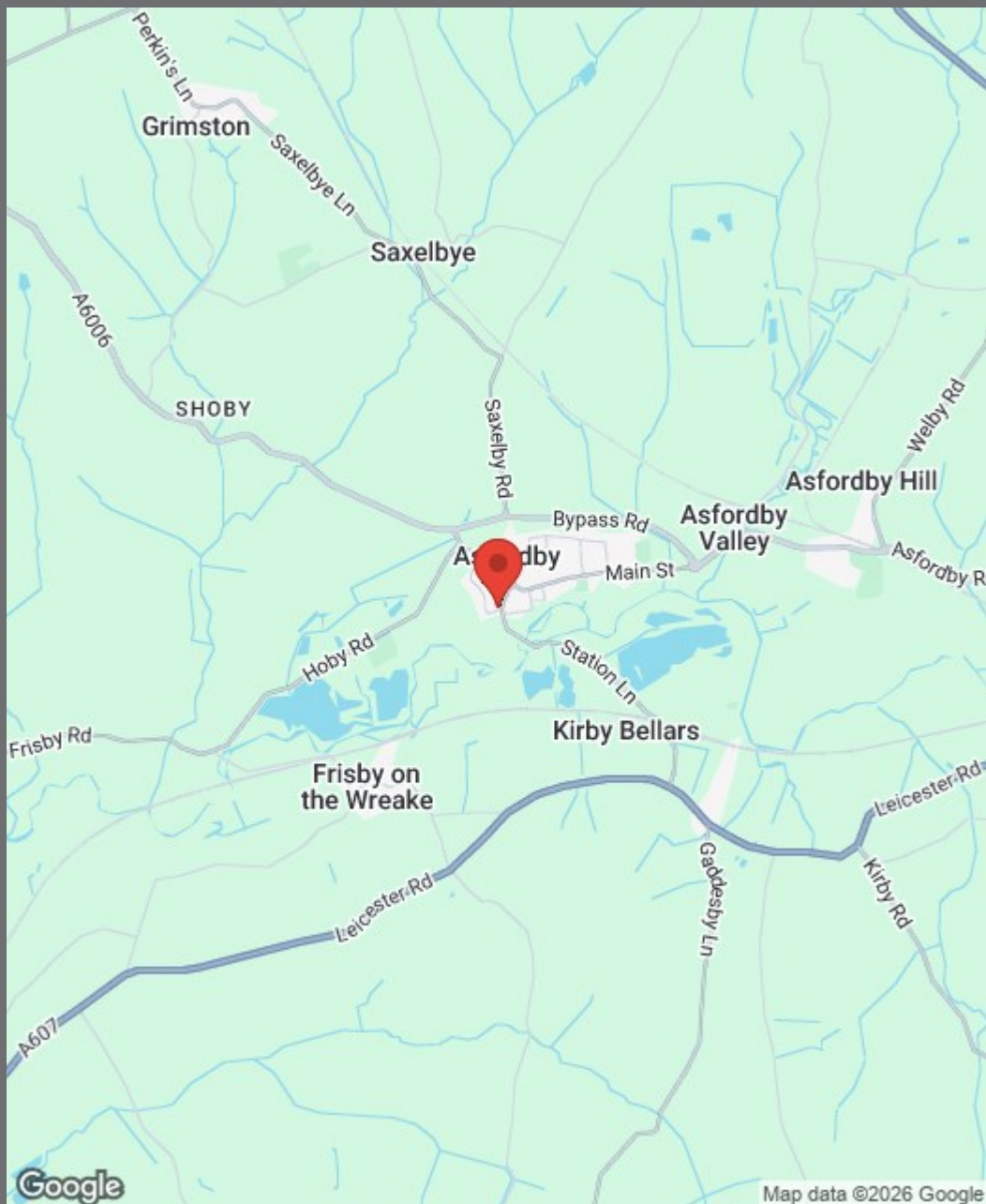


First Floor

Approx. 44.1 sq. metres (474.2 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.



- DETACHED FAMILY HOUSE
- WELL PRESERVED INTERNALLY
- MODERN FITTED KITCHEN WITH RANGE OVEN
- MODERN BATHROOM & DOWNSTAIRS WC
- uPVC GLAZING AND GAS FIRED HEATING
- OFF STREET PARKING TO FRONT
- THREE BEDROOMS
- LARGE SITTING ROOM
- POPULAR VILLAGE
- LARGE SINGLE GARAGE



palms.snack.behalf



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.