



**Connells**

Whitlock Way  
Asfordby Melton Mowbray



## Property Description

Nestled within a quiet and well-established residential area, Whitlock Way is a spacious three-bedroom detached home ideal for families, first-time buyers, or those looking to upsize. The property offers an excellent combination of internal space, practical layout, and superb outdoor versatility thanks to its car port, garage and additional workshop/store.

The ground floor features a welcoming entrance hall leading into a bright and comfortable living room with large front window and double doors opening through to the spacious kitchen/dining area. The kitchen is fitted with ample cabinetry, integrated oven, tiled flooring, and enjoys patio doors opening onto the rear garden—perfect for dining and entertaining.

Upstairs, the home provides three well-sized bedrooms, including a large primary bedroom with fitted wardrobes offering extensive storage. A family bathroom with a full bath and overhead shower completes the first floor.

Externally, the property benefits from a generous driveway, a covered car port, and a detached garage with adjoining store room—ideal for hobbies, storage, or conversion potential (subject to planning). The rear garden offers a blend of lawn and patio areas, mature planting, and attractive views of the

church spire beyond.

Located in the sought-after village of Asfordby, the home sits within close reach of local amenities, schools, walking routes, and just a short drive from Melton Mowbray town centre.

## Agents Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

## Entrance Hall

A welcoming entrance hall offering access to the main living areas and staircase rising to the first floor. Finished with neutral décor and practical flooring, it provides a bright and tidy introduction to the home.

## Living Room

A spacious and light-filled living room positioned at the front of the property. Featuring a generous bay window, this room enjoys plenty of natural light throughout the day. The space is well-presented with soft neutral tones and provides ample room for a comfortable seating arrangement. Double internal doors lead through to the kitchen/diner, allowing the option of open-plan flow or a more private lounge setting.

## Kitchen/Dining Room

A generous open-plan kitchen/diner spanning the width of the property, ideal for family living and entertaining. The kitchen area is fitted with extensive cabinetry, integrated oven, worktop space and tiled flooring. The dining area comfortably accommodates a full-size table and seating, and benefits from sliding doors opening directly onto the rear garden patio—creating a lovely indoor/outdoor connection.

## Bedroom One

A comfortable double bedroom overlooking the rear garden. Bright and versatile, it is ideal as a guest room, child's bedroom, or home office. The room offers plenty of space for freestanding furniture.

## Bedroom Two

A large, well-proportioned master bedroom positioned at the front of the property. This room features fitted wardrobes providing excellent storage while maintaining generous floor space for additional furnishings. The décor is neutral, creating a calm and inviting atmosphere.

## Bedroom Three

A well-sized single bedroom with front-facing views, suitable for a child's room, workspace, or dressing room. Its shape provides flexibility for various layouts.

## Family Bathroom

A modern family bathroom fitted with a full panel bath with overhead shower, wash basin, and WC. Finished with contemporary wall tiles and chrome fixtures, it provides a clean and functional bathing space.

## Rear Garden

A private and well-maintained rear garden offering a mix of lawn, patio areas, and mature planting. With space for outdoor seating, entertaining, or children to play, it provides a peaceful and attractive outdoor environment with charming views including the nearby church spire.

## Car Port

A useful covered parking area positioned to the side of the property, offering sheltered vehicle storage and easy access to the rear garden and garage.

## Garage

A traditional detached garage located behind the car port, ideal for secure parking or additional storage. It also provides great potential for hobby space or workshop use.

## Workshop/Store

Located beyond the garage and accessed via the garden, this practical space is perfect for tools, gardening equipment, bicycles, or hobby projects. Offers excellent storage flexibility.









Total floor area 100.1 m<sup>2</sup> (1,078 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: E Council Tax Band: C

Tenure: Freehold

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