



Connells

Western Road
Asfordby Melton Mowbray



Property Description

Situated on a pleasant residential road in the popular village of Asfordby, Western Road is a well-proportioned semi-detached home offering flexible accommodation suitable for a range of buyers.

The property opens into a welcoming entrance hall leading to a generous living room featuring a substantial stone fireplace as an attractive focal point. An open archway connects through to the dining area, creating a sociable layout ideal for both everyday living and entertaining. French doors provide access to the rear garden and allow plenty of natural light to flow through. The kitchen is fitted with a range of wall and base units with tiled splashbacks and offers direct access to the garden, while a separate utility room adds further practicality.

To the first floor, there are three bedrooms, comprising a well-sized main bedroom with fitted storage, a second double bedroom and a third bedroom ideal as a home office or guest space. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from an enclosed and well-established rear garden with lawn, paved seating areas, planted borders and a garden shed. A detached garage is located to the rear, with on-street parking available nearby.

The property is conveniently positioned for village amenities and within easy reach of Melton Mowbray.

Entrance Hall

A welcoming entrance hall providing access to the living accommodation, staircase to the first floor and space for coats and footwear.

Living Room

A spacious and characterful living room featuring a striking stone fireplace with heavy timber mantel as a central focal point. The room benefits from a large front-facing window allowing ample natural light and opens through an attractive archway into the dining area, creating a sociable and flowing layout.

Dining Room

Positioned at the rear of the property and open to the living room, the dining room comfortably accommodates a dining table and chairs. French doors provide direct access onto the rear garden, making it an ideal space for entertaining and everyday dining.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. Features include an inset sink, integrated oven and hob with extractor hood above, and space for additional appliances. A rear window overlooks the garden, and a door leads through to the utility room.

Utility Room

A useful addition providing space for laundry appliances and additional storage, with a door giving direct access to the rear garden.

First Floor Landing:

Providing access to all first-floor rooms, with a side window allowing natural light onto the staircase and landing area. Access to the insulated loft via a ceiling hatch, providing useful additional storage space.

Bedroom One

A well-proportioned double bedroom overlooking the rear garden featuring extensive fitted wardrobes offering ample storage.

Bedroom Two

A comfortable second double bedroom with front-facing window, fitted wardrobes, suitable for use as a guest room or additional main bedroom.

Bedroom Three

A versatile third bedroom ideal for use as a home office, nursery or single bedroom, with a front-facing window.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC. The bathroom features tiled walls and a frosted window for natural light and ventilation.

Outside:

Rear Garden

A well-maintained and established rear garden featuring a shaped lawn, paved seating areas, planted borders and mature shrubs. The garden also benefits from a timber garden shed and is fully enclosed, offering privacy.

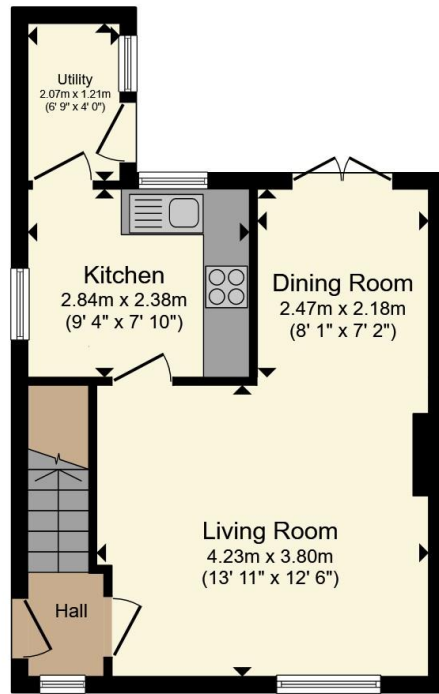
Garage

A detached garage providing secure parking or storage, with access from the rear. Additional on-street parking is available nearby.

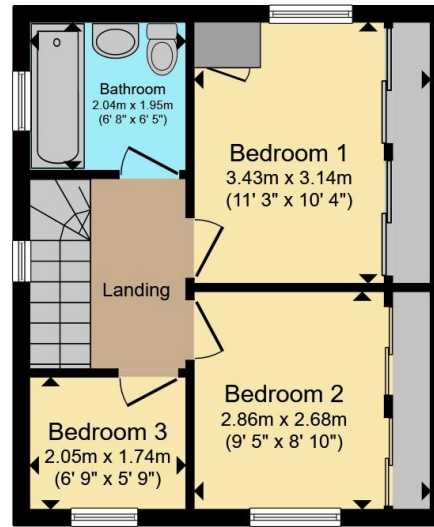




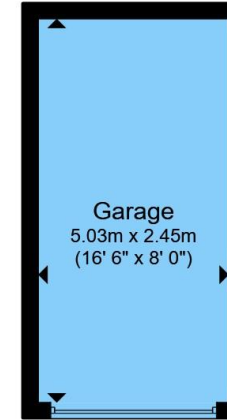




Ground Floor



First Floor



Garage

Total floor area 82.2 m² (885 sq.ft.) approx

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To view this property please contact Connells on

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10A High Street
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EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

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