



Connells

North Street
Asfordby Valley Melton Mowbray

North Street Asfordby Valley Melton Mowbray LE14 3SQ

for sale
£150,000



Property Description

A charming two-bedroom mid-terraced character property located in the heart of Asfordby Valley, offering spacious accommodation and a south-facing rear garden. Built in the 1920s, this well-maintained home features two double bedrooms, a cosy living room with open fireplace, and a modern kitchen with garden access. With freehold tenure, and council tax band A, it presents an excellent opportunity for first-time buyers, downsizers, or investors. Situated in a semi-rural village setting close to Melton Mowbray, the property benefits from nearby walks, local amenities, and strong transport links.

Lounge

14' max x 12' max (4.27m max x 3.66m max)

Cosy front-facing lounge with traditional features and double glazed window.

Dining Room

10' 10" x 12' (3.30m x 3.66m)

Separate dining room with space for entertaining and rear garden views.

Kitchen

12' 7" x 5' (3.84m x 1.52m)

Modern kitchen with fitted units and direct access to the rear garden.

Bed 1

12' x 10' 11" (3.66m x 3.33m)

Front facing double glazed window, carpet

and radiator.

Bed 2

11' x 8' 8" (3.35m x 2.64m)

Rear facing double glazed window, carpet and radiator. Inbuilt storage containing boiler.

Bathroom

Family bathroom with bath, WC, and wash basin.

Downstairs Wc

Agent's Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'









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.focalagent.com

To view this property please contact Connells on

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10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307699



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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