



**Connells**

Main Street  
Asfordby Melton Mowbray

# Main Street Asfordby Melton Mowbray LE14 3TT

for sale  
**£180,000**



## Property Description

This recently renovated three-bedroom home is situated in the village of Asfordby close by to local schools and amenities. The village of Asfordby has great transport links to surrounding villages and Leicester city centre.

The property comprises in brief of a living room, an extended kitchen/dining room, and the family bathroom. Upstairs the property unfolds its charm, boasting two double bedrooms and a single, and a w/c.

With its thoughtful layout, convenient location, this semi-detached residence promises a delightful living experience, combining comfort and accessibility for those seeking a well-connected home.

## Lounge

With a double glazed window to the front of the property, central heating radiator and gas fireplace.

## Dining Room

There is a double glazed window to the rear of the property, two storage cupboards, pantry with a window, central heating radiator.

## Kitchen

There is an electric oven, gas hob, space for a washing machine, space for a fridge, sky light and double glazed window.

## First Floor Landing

### Bedroom One

With a double glazed window, central heating radiator and built in wardrobes.

### Bedroom Two

With a double glazed window, storage cupboard and central heating radiator.

### Bedroom Three

With a double glazed window to the front of the property and central heating radiator.

## Bathroom

There is a wc, wash hand basin, tiled walls and double glazed window.

## Separate W.C.

There is a wc, wash hand basin and extractor fan.

## Outside

The rear garden has astroturf, shed and outside tap.

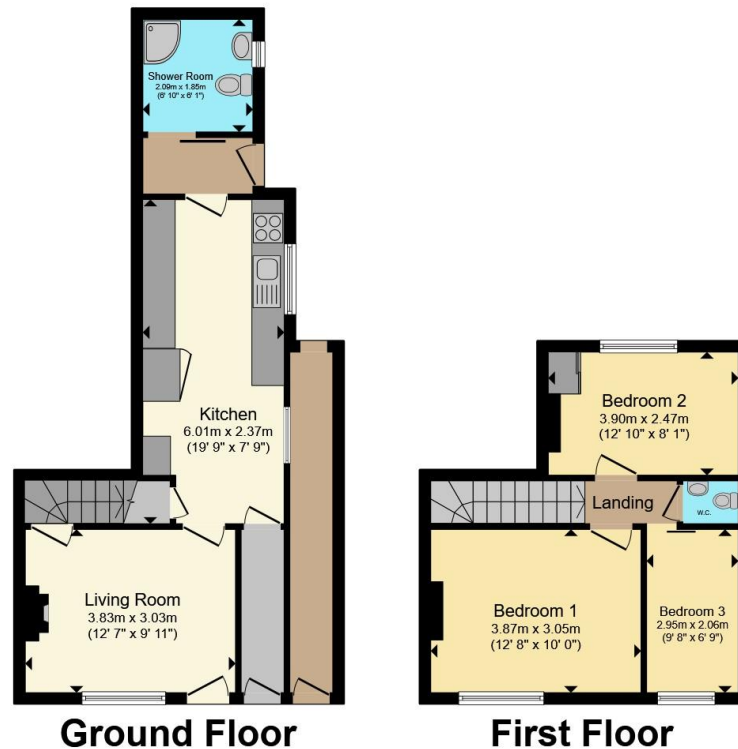
## Agent's Note

'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.'









Total floor area 75.7 m<sup>2</sup> (815 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)

**Connells**

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10A High Street  
MELTON MOWBRAY LE13 0TR

EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

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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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Property Ref: MOW307989 - 0006