



Asfordby Road, MELTON MOWBRAY

welcome to

Asfordby Road, MELTON MOWBRAY

William H Brown are pleased to offer to the market this well presented three-bedroom semi-detached home offering modern living across a generous plot and thoughtfully enhanced by its current owners, the property blends contemporary comfort with charming character features.

Entrance

A welcoming entrance hall with staircase to the first floor, access to the lounge and kitchen/diner.

Lounge

16' 9" x 12' 2" (5.11m x 3.71m)

The living room offers dual-aspect windows with French doors opening onto the rear garden, a log burner, soft neutral decor, carpeted flooring, coving to the ceiling and a radiator.

Kitchen Diner

16' 9" x 8' 10" (5.11m x 2.69m)

A superb open kitchen/dining area fitted with modern units, ample worktop space, laminate flooring, storage nook providing additional storage space and currently housing the fridge/freezer, integrated oven and hob and room for a dining table. Feature brick archwork adds character, while dual windows bring in natural light. Rear access door leads to the passageway which offers access to the ground floor WC.

Ground Floor Wc

A practical addition to the ground floor, located off the passageway leading from the kitchen.

First Floor Landing

Taking the stairs from the entrance hall to the first floor with a double-glazed window, storage cupboards with folding doors to each side and loft access hatch.

Bedroom One

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

A generous double bedroom with double glazed windows to the front, radiator, built in storage cupboard and laminate wood flooring.

Bedroom Two

9' 2" x 7' 7" (2.79m x 2.31m)

Having two double glazed windows to the front aspect, radiator, built in storage cupboard and carpet flooring.

Bedroom Three

12' 2" x 9' 10" (3.71m x 3.00m)

A versatile space with double glazed window to the rear aspect, radiator, small built in storage cupboard and laminate wood flooring.

Shower Room

A modern shower room with a corner shower enclosure, pedestal wash hand basin, shaver point, low flush WC, heated towel rail, vinyl flooring and an obscure glazed window.

Outside

Front: A block- paved driveway offering generous parking, mature hedging and access to the property and side passage. Leased solar panels are also present.

Rear Garden: A substantial lawned garden enclosed by mature hedges, offering privacy and ample space for outdoor seating.





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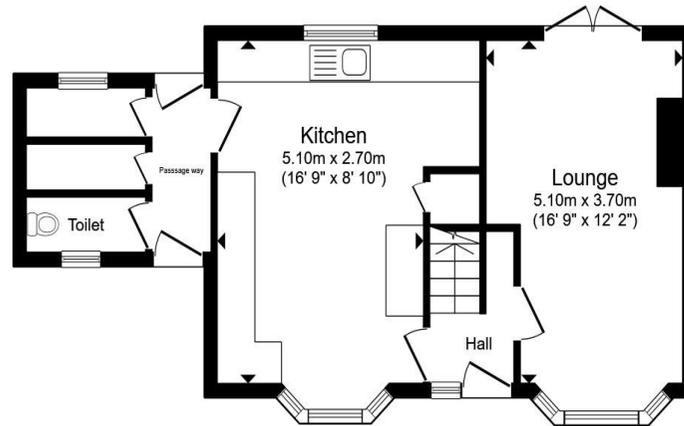
- Three well-proportioned bedrooms
- Dual-aspect lounge with garden access
- Kitchen/diner
- Downstairs WC
- Generous driveway for ample parking

Tenure: Freehold EPC Rating: C

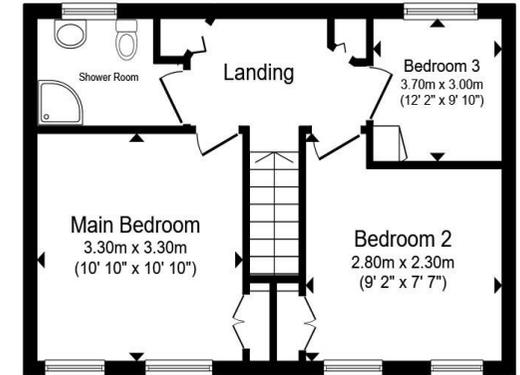
Council Tax Band: B

offers over

£250,000



Ground Floor



First Floor

Total floor area 82.3 m² (886 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



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Property Ref:
LBH115655 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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