Connells

Asfordby Road
Melton Mowbray

Asfordby Road
Melton Mowbray LE13 0HN

for sale
£150,000

Property Description

This well-proportioned two-bedroom terraced property offers a fantastic blend of character, space and practicality.

The accommodation includes two generous reception rooms, providing flexible living and dining space, along with a well-sized kitchen offering plenty of room for everyday family life.

Upstairs, there are two double bedrooms and a sizeable four-piece bathroom featuring both a bath and separate shower.

To the rear, there is an extensive garden to the rear, offering patio seating area, lawn and decked seating area, which benefits from stunning views that need to be viewed to be appreciated.

Conveniently located for local amenities, schools and transport links, this is an attractive home that would suit a wide range of buyers looking for a property with generous room sizes, a lovely outlook and plenty of character.

Interior

Ground Floor

Entrance Hall

With stairs rising to the first-floor accommodation, a radiator, and doors providing access to the lounge and dining room.

Living Room

Comprising of a double-glazed bay window to the front aspect, radiator and built-in storage cupboards.

Reception Room Two

With a double-glazed window to the rear aspect, a radiator and door leading through to the kitchen.

Kitchen

With two double-glazed windows to the side aspect, door leading to the garden, a radiator, wall and base units, stainless steel sink, freestanding cooker, extractor hood, space for a washing machine, tumble dryer, freestanding fridge/freezer and further appliances, under-stair storage cupboard.

First Floor

Landing

With stairs rising to the first-floor landing, a

radiator and over stair storage cupboard.

Bedroom One

With two double-glazed windows to the front aspect, built-in-wardrobes and a radiator.

Bedroom Two

With a double-glazed window to the rear aspect and radiator.

Family Bathroom

With a double-glazed obscure window to the rear aspect, heated towel rail and four-piece suite comprising a WC, wash hand basin, bath and shower cubicle, extractor fan and tiled splashbacks.

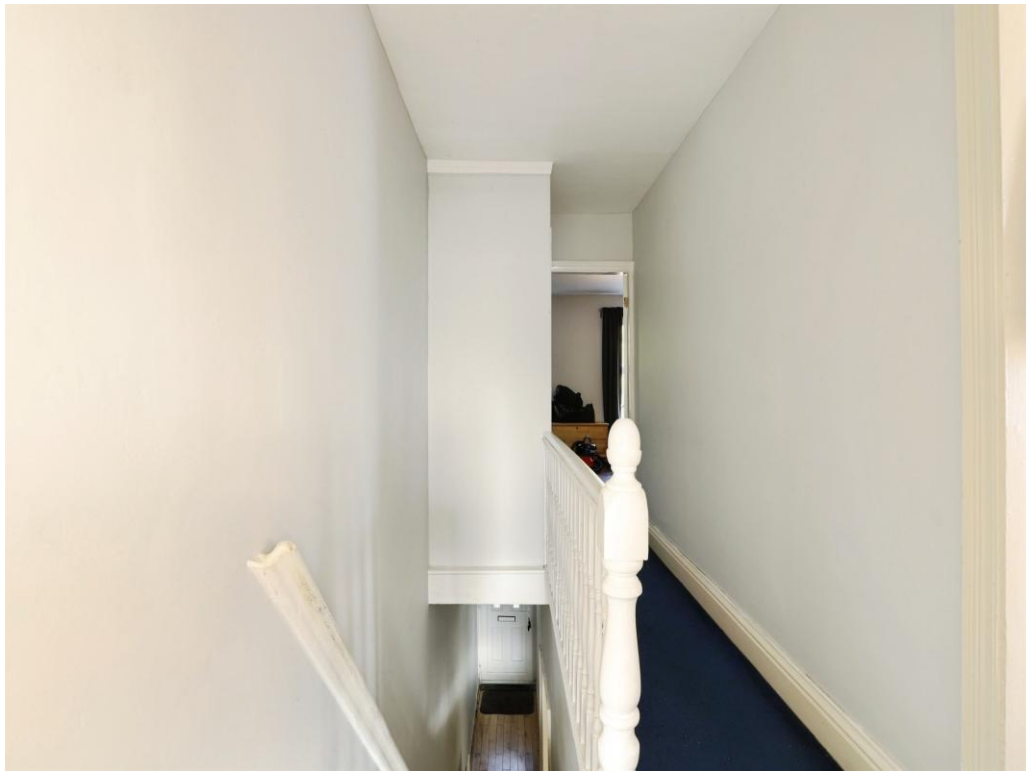
Exterior

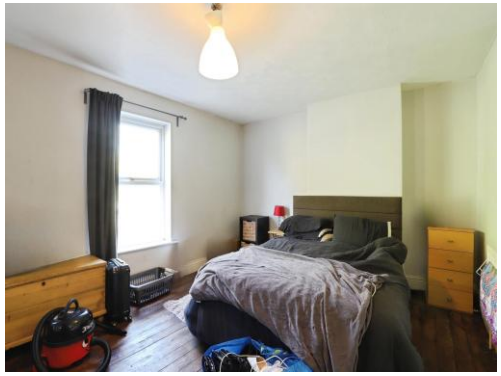
Rear Garden

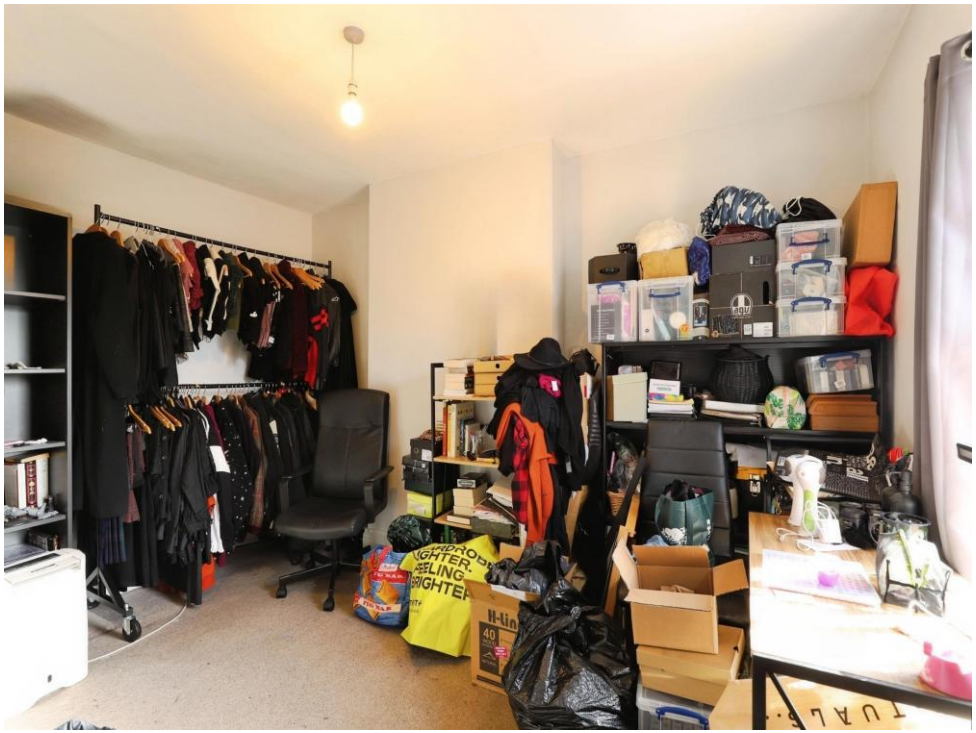
One of the standout features of this home is the impressive South-East rear garden, stretching down to the River Eye and enjoying attractive views across Egerton Park. The garden offers a seating area accessed from the kitchen, an outbuilding and grape vine pergola, together with mature shrubs, established planting and well-maintained borders. A lawned section lies beyond, with a decked seating area at the rear providing a peaceful position overlooking the river.

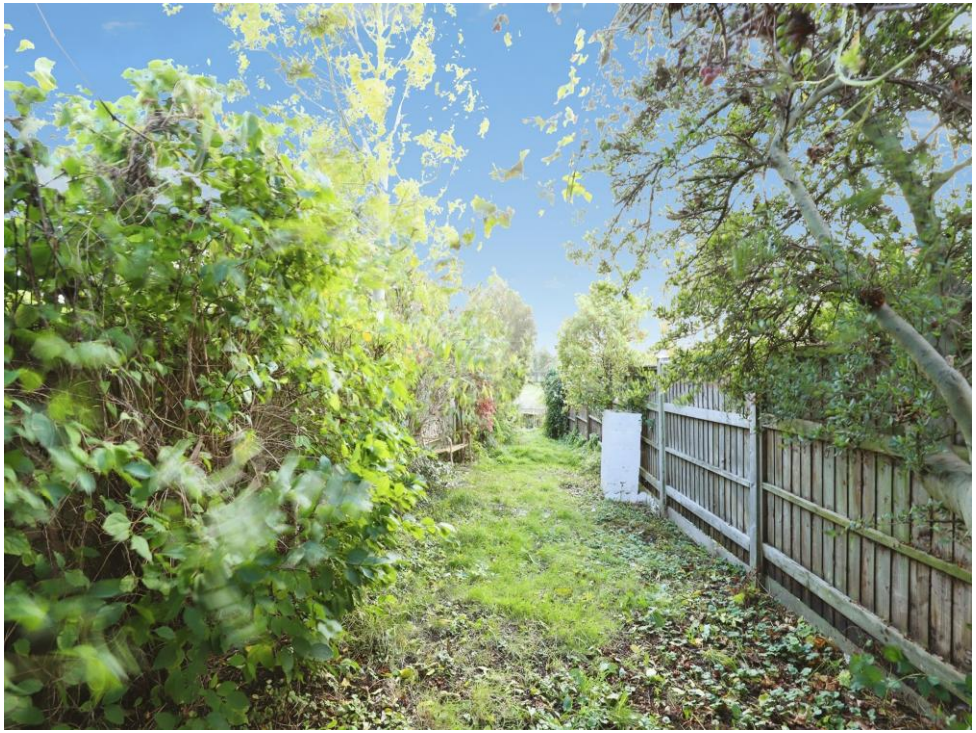
Agent's Note

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.









Ground Floor **First Floor**

Total floor area 94.3 m² (1,015 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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To view this property please contact Connells on

T 01664 560 241
E meltonmowbray@connells.co.uk

10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/MOW308074

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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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