

17 Welby Road, Asfordby Hill, Melton Mowbray, LE14 3RB  
Offers over £170,000  
Council Tax Band: A

H&H  
BESPOKE



Looking for your first home with character? This charming two-bedroom village property offers two reception rooms, period charm and a fantastic Asfordby Hill location – all within minutes of Melton Mowbray.

Positioned in the sought-after village of Asfordby Hill, this attractive period home offers beautifully balanced living space, making it an ideal choice for first-time buyers, young professionals or those looking to downsize without compromise.

Step inside and discover two versatile reception rooms, providing the flexibility to create a cosy lounge, dedicated dining room, home office or family snug. The layout flows effortlessly, creating a warm and welcoming atmosphere throughout.

Upstairs, you'll find two well-proportioned bedrooms, offering comfortable accommodation and plenty of natural light, while the family bathroom serves the home with practicality and convenience.

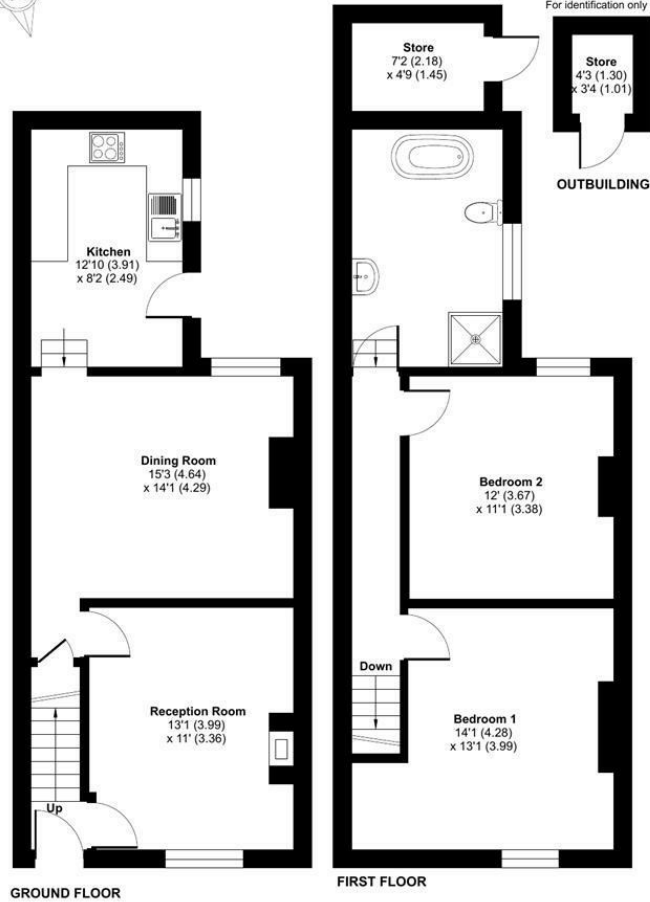


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### Welby Road, Asfordby Hill, Melton Mowbray, LE14

Approximate Area = 942 sq ft / 87.5 sq m  
 Outbuilding = 48 sq ft / 4.4 sq m  
 Total = 990 sq ft / 91.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2026. Produced for House and Home Bespoke. REF: 1478207

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	