



36 Main Road, Asfordby Valley

Offers Over £190,000

 **NEWTON FALLOWELL**

36 Main Road

Asfordby Valley, Melton Mowbray

Offering an ideal opportunity for the first time/investment buyer, is this modern and well presented semi-detached Victorian villa situated on the outskirts of Asfordby village. Having the benefit of gas central heating and uPVC double glazing, neutral decoration throughout, the accommodation comprises in brief, lounge, dining room and fitted kitchen, landing to two double bedrooms and a bathroom fitted with a white four piece suite, and a converted loft area currently used as a further bedroom. There is a picket fence to the front and gated access to an enclosed rear garden. Accessed by the front door into the lounge having a bay window to the front aspect, wooden flooring, TV point and door through to the dining room. There is an under stair storage cupboard, a continuation of the wooden flooring, a window to the rear aspect, a feature cast iron fireplace with surround and hearth, stairs rising to the first floor and door leading to the galley style kitchen fitted with a good range of solid oak wall and base units, tiled splashbacks, sink and drainer, integrated eye level double oven, gas hob with hood above, integrated dishwasher, fridge freezer, space and plumbing for a washing machine, ceiling spotlights, two windows to the side aspect and door leading to the rear garden. On the first floor are two good sized bedrooms and a fully tiled, contemporary bathroom fitted with a four piece white suite comprising a low flush WC, wash hand basin set in a vanity unit, bath and separate walk-in shower cubicle, chrome heated towel rail and oak flooring. Further stairs rising to a converted loft space currently used as a bedroom having a Velux skylight window to the rear aspect, radiator and a range of fitted cupboards.





Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

Lounge

12' 11" x 11' 11" (3.94m x 3.63m)

Dining Room

14' 0" x 11' 10" (4.27m x 3.61m)

Kitchen

12' 9" x 6' 3" (3.89m x 1.90m)

Bedroom

8' 1" x 12' 1" (2.46m x 3.68m)

Bedroom

10' 8" x 8' 7" (3.25m x 2.62m)

Bathroom

Attic Room

10' 10" x 9' 2" (3.30m x 2.79m)



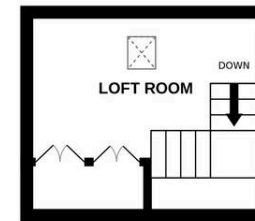
GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



2ND FLOOR
101 sq.ft. (9.4 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Newton Fallowell - Melton Mowbray

Newton Fallowell, Digby House - LE13 1AE

01664 566210 · melton@newtonfallowell.co.uk · newtonfallowell.co.uk/melton-mowbray