



MILL LANE, ASFORDBY

Asking Price Of £800,000

Five Bedrooms

Freehold



DETACHED HOUSE

STUNNING GARDEN ROOM

LANDSCAPED GARDENS

VILLAGE WITH AMENITIES

DOUBLE GARAGE AND DRIVEWAY

GARDEN POD

CHAIN FREE

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND F

01664 566258

info@middletons.uk.com





OFFERED WITH NO ONWARD CHAIN

Built by the current owners 15 years ago, this impressive and beautifully presented five- bedroom detached home sits along a peaceful lane in the heart of Asfordby village. This well serviced village has ample amenities to include a local primary school, doctors surgery, takeaways and hairdressers to name a few. There are regular bus services to Melton, Grantham, Loughborough and Leicester.

The spacious accommodation on offer comprises; entrance hall, cloakroom, lounge, dining room, study, kitchen, utility room and a stunning garden room to the ground floor. Five double bedrooms, ensuite bathroom, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from generous off road parking, double garage and landscaped garden with a timber garden pod.

ENTRANCE HALL Solid bespoke Oak door into the entrance hall, having stairs rising to the first floor, under stairs storage cupboard, Hive heating system control, radiator, Lime stone tiled flooring and oak doors off to;

CLOAKROOM 3' 2" x 8' 0" (0.97m x 2.45m) Comprising of a concealed cistern dual-flush WC, marble vanity unit wash hand basin, radiator, obscure glazed window for privacy and Limestone tiled flooring

LOUNGE 13' 1" x 21' 8" (4.m x 6.62m) A nicely proportioned reception room featuring a window to the front and French doors opening onto the rear garden, allowing natural light to flow throughout the space. The focal point is the charming open fireplace with a beam mantel, adding warmth and character. Two radiators provide year-round comfort, while a TV aerial point and solid oak wood flooring complete the room.

DINING ROOM 14' 3" x 11' 11" (4.35m x 3.65m) Having a front facing window, a working open fireplace with beam mantel creating a focal point, ample room for a large dining table with light pendants over. A radiator and solid Oak flooring finish the space.

STUDY 8' 11" x 8' 10" (2.72m x 2.70m) Currently fitted out as a treatment room this space could lend itself to multiple uses. Having a front facing window with fitted shutters for privacy, fitted Bela cupboards topped with Marble. Radiator and solid Oak floors complete the space.

KITCHEN 15' 2" x 20' 3" (4.63m x 6.18 m max) Kitchen by Prentice, designed by Sherwin and Hall, crafted from Bur Oak, this stunning space features an extensive range of wall, base and drawer units and a Blanco double sink and drainer unit. A central island topped with Granite has an integrated fridge and drinks cooler, and a five ring gas hob. Further integrated Neff appliances comprise of a dishwasher, eye level steam oven, fan oven, plate warmer and microwave. Having a window over looking the garden and French doors opening onto the patio, great for Alfresco dining, vertical radiator, kick board heaters lime stone flooring continuing through to the utility room.

UTILITY ROOM 10' 8" x 5' 10" (3.26m x 1.8m) Fitted with Bur Oak wall and base units with Granite work surfaces with a Blanco sink to complement the kitchen, this practical utility room includes an integrated washing machine and tumble dryer. An external door provides access to the side of the property, ideal for everyday convenience. The space is finished with LED lighting and Limestone tiled flooring, creating a seamless continuation from the kitchen.

GARDEN ROOM 8' 11" x 11' 5" (2.73m x 3.50m) This beautifully styled garden room provides a bright and tranquil retreat, framed by striking black-lined French doors and windows that flood the space with natural light. Thoughtfully designed for year-round enjoyment, it offers calming views across the patio and garden beyond-an ideal spot to relax, read, or entertain. The room also features a fitted fish tank visible from the entrance hall, two radiators for all-season comfort, and elegant limestone tiled flooring.

LANDING Taking the stairs to the first floor landing which is open to the vaulted ceiling of the garden room allowing natural light to filter through. Airing cupboard, carpet flooring and Oak doors off to;

BEDROOM ONE 14' 6" x 15' 4" (4.42m x 4.68m) This generous double bedroom has dual aspect windows with views of the garden, radiator, TV aerial point, carpet flooring and an Oak door to the ensuite shower room.

ENSUITE BATHROOM 6' 5" x 10' 0" (1.98m x 3.06m) A beautifully finished ensuite fitted with Porcelain marble-effect tiling to the walls and floor. The suite includes a freestanding bathtub positioned beneath a frosted window, an ornate vanity unit with marble counter-top and inset basin. A separate glass-enclosed shower with a chrome rainfall head and a close-coupled WC complete the room, offering a high-quality blend of traditional styling and modern fixtures.

BEDROOM TWO 13' 0" x 11' 0" (3.98m x 3.36m) Having a front facing window, radiator, built-in double wardrobe, TV aerial point, carpet flooring and an Oak door to the ensuite.

ENSUITE SHOWER ROOM 2' 9" x 9' 3" (0.85m x 2.82m) Comprising a shower cubicle, concealed cistern dual-flush WC, vanity unit wash hand basin, shaver point, extractor fan, heated towel rail, and Travertine tiled walls and flooring.

BEDROOM THREE 11' 2" x 9' 2" (3.42m x 2.80m) Having a front facing window, radiator, TV aerial point and carpet flooring.

BEDROOM FOUR 11' 6" x 9' 6" (3.51m x 2.90m) Having a front facing window, radiator, TV aerial point and carpet flooring.

BEDROOM FIVE 11' 4" x 9' 3" (3.47m x 2.82m) Having a front rear window, radiator, built-in wardrobe, TV aerial point and carpet flooring.

BATHROOM 8' 8" x 7' 5" (2.66m x 2.28m) A beautifully appointed bathroom finished with contemporary polished black slate tiling and illuminated by a skylight. The space features a freestanding bathtub, a separate glass-enclosed shower, and a double vanity with vessel sinks. A heated towel rail, shaver sockets, modern WC and high-quality fixtures complete this luxurious and thoughtfully designed bathroom.

FRONT ASPECT The property is approached via a electric wrought-iron gate set into a brick boundary wall, opening onto a generous reclaimed cobble driveway leading to a detached double garage. An oak storm porch with steps leads to the front door, enhanced by exterior lighting that creates a warm and welcoming approach. To the rear, the property benefits from disabled access, ensuring practical entry for all. Neat planting and established shrubs frame the frontage, offering excellent kerb appeal.

DOUBLE GARAGE 17' 5" x 18' 0" (5.32m x 5.51m) Having manual up and over doors, power and lighting.

REAR GARDEN The east-facing garden has been thoughtfully landscaped to create distinct zones for entertaining, growing, and relaxing. An expansive patio area sits directly behind the house, with slate dwarf walls retaining the lawn and established flower beds. Steps lead up to the impressive 'Garden Pub' pod, complete with its own paved patio, barbecue area, and wooden pagoda, an ideal space for outdoor dining and social gatherings. A gravel pathway extends towards the allotment section, featuring raised vegetable beds and a garden shed. The garden also benefits from exterior lighting, enhancing usability and ambience into the evening.









This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258. Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01664 566258
www.middletons.uk.com
info@middletons.uk.com

THE PROPERTY OMBUDSMAN
 Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.