



105 Main Street, Asfordby, Melton Mowbray, LE14 3RZ

 **NEWTON FALLOWELL**

2 1 2

## Key Features

- Mid Terrace Period Property
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen & Utility Room
- First Floor Bathroom
- Courtyard Garden
- No Upward Chain
- Popular Village Location
- EPC Rating D
- Freehold

Guide Price: £150,000 - £160,000





Parking Arrangements: On Street  
Windows: uPVC Double Glazed  
Heating: Gas  
Vendors Position: No Upward Chain  
Garden Orientation:  
EPC Rating: D  
Council Tax Band: A  
Total Living Space: Approx 753 sq ft

Situated in the heart of the well serviced village of Asfordby is this two bedroom, mid terrace, period property having the benefit of uPVC double glazing and gas central heating. Offering an ideal opportunity for the first time buyer or investor and having been recently re-painted with neutral decoration throughout and new fitted carpet, the well-presented accommodation comprises in brief, lounge, dining room, kitchen and utility room with stairs rising to two good sized bedrooms and a family bathroom. To the rear of the property is a gate providing access to a right of way over the neighbouring property and a courtyard garden designed for low maintenance with timber panel fencing to the boundaries.

Accessed via a double glazed front door into the lounge with a double glazed window to the front aspect, an inset log burner with a tiled hearth and feature brick surround, TV point and pine door through to the dining room. A further reception room with a double-glazed window to the rear aspect, fireplace with a wooden surround, door to stairs rising to the first-floor landing and door leading into the galley style kitchen. Having a range of units, complementary worktops, sink and drainer, integrated eye level double oven and gas hob with an extractor hood above, dishwasher, wood laminate flooring, two windows to the side aspect and door to a utility room housing

the wall mounted Worcester central heating boiler, space and plumbing for a washing machine and fridge freezer and door leading to the rear courtyard garden.

Asfordby is approximately three miles West of Melton Mowbray and has many local amenities including a Primary School and Pre-School, Doctor's Surgery, Co-op convenience store, a Public House and Chemist to name a few with an Indian Restaurant, fish and chip shop and take-aways. The village is also well placed for easy access to Loughborough and Leicester.

Living Room 3.63m x 3.63m (11'11" x 11'11")

Dining Room 3.66m x 3.07m (12'0" x 10'1")

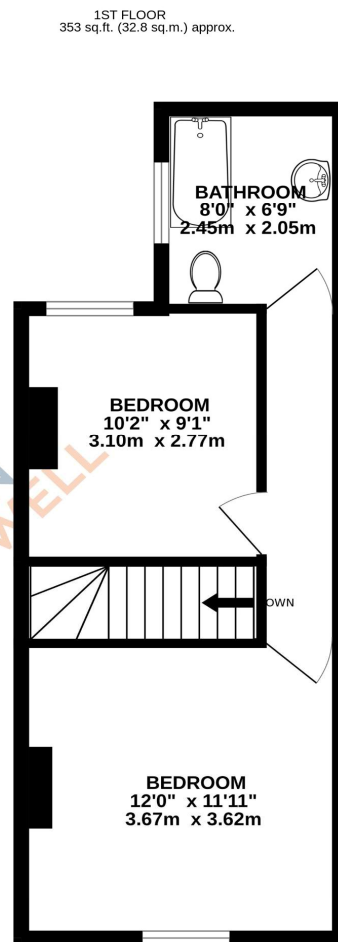
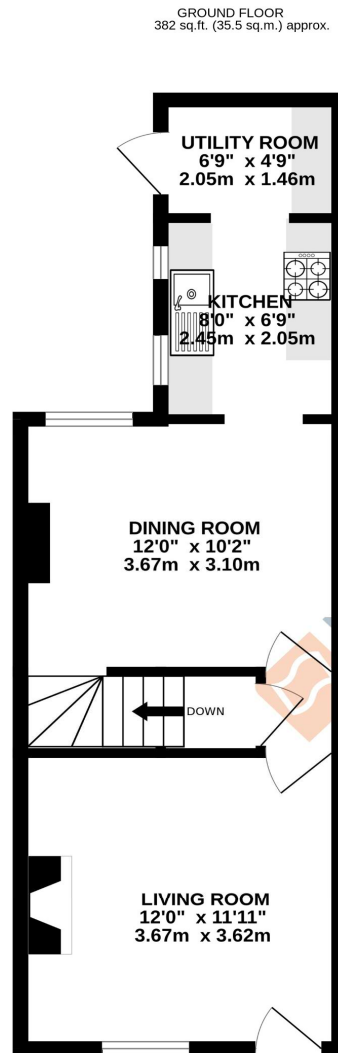
Kitchen 2.44m x 2.02m (8'0" x 6'7")

Utility Room 2.02m x 1.42m (6'7" x 4'8")

Bedroom One 3.63m x 3.63m (11'11" x 11'11")

Bedroom Two 3m x 2.63m (9'10" x 8'7")

Bathroom 2.7m x 2.12m (8'11" x 7'0")



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council  
Council Tax Band: A

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.