



**KLONDYKE WAY, ASFORDBY**

**Offers Over £230,000**

**Three Bedrooms**

**Freehold**



**SEMI-DETACHED HOUSE**

**GREAT FIRST TIME BUY**

**LARGE WEST-FACING GARDEN**

**VILLAGE WITH AMENITIES**

**GARAGE AND DRIVEWAY**

**THREE BEDROOMS**

**LOCAL SCHOOLS NEARBY**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**





Great first time buy opportunity, three bedroom semi-detached house situated in the village of Asfordby. 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 accommodation on offer comprises; entrance hall, lounge, dining room and kitchen to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking, garage and a generous west facing, landscaped garden.

**PORCH** Glazed door into the porch with a part glazed door into the entrance hall.

**ENTRANCE HALL** Having stairs rising to the first floor, cloaks cupboard, radiator, laminate wood flooring and doors off to;

**LOUNGE** 14' 4" x 10' 6" (4.39m x 3.22m) Having a large front-facing window that floods this well-proportioned reception room with natural light, the space is anchored by a feature fireplace with gas fire creating a warm focal point. Additional features include a radiator, TV aerial point and laminate wood flooring that seamlessly continues through to the dining room,

**DINING ROOM** 8' 4" x 9' 4" (2.55m x 2.86m) Having French doors with side windows opening onto the patio making a great space to dine, serving hatch to the kitchen and radiator.

**KITCHEN** 11' 4" x 8' 3" (3.46m x 2.53m) Fitted with a range of wall, base and drawer units topped with work surfaces, tiled splash backs, one and a half bowl sink and drainer, space and plumbing for a washing machine and dishwasher. Integrated eyelevel oven and microwave, four ring gas hob with extractor over. Window over looking the garden, external door to the driveway, built-in pantry and vinyl flooring.

**LANDING** Taking the stairs to the first floor having a side facing window, hatch to the part boarded loft space and doors off to;

**BEDROOM ONE** 11' 8" x 10' 7" (3.56m x 3.24m) A generous double room having a rear facing window with views of the garden, radiator, fitted wardrobe and carpet flooring.

**BEDROOM TWO** 11' 0" x 9' 5" (3.37m x 2.89m) Another good sized double having a front facing window, radiator and carpet flooring.

**BEDROOM THREE** 6' 9" x 7' 4" (2.06m x 2.24m) A good sized single room having a front facing window, radiator and carpet flooring.

**BATHROOM** 6' 11" x 5' 5" (2.13m x 1.66m) Comprising of a wood panelled double ended bath with shower over, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window for privacy, part wood paneling to the walls, extractor fan and vinyl flooring.

**FRONT ASPECT** Having a small lawn to the front bordered by shrubs, a block paved driveway providing ample off road parking to the side, double gates opening to the rear garden and garage.

**GARAGE** Having an up and over door and windows to the rear.

**REAR GARDEN** Enjoying a pleasant west-facing aspect, this private rear garden offers a wonderfully balanced outdoor space. A paved patio sits directly adjacent to the house, ideal for alfresco dining, with an outdoor fish tank adding a unique focal feature. Slate beds and a formal lawn, complemented by a charming garden pond and well-planted borders that bring colour and texture throughout the seasons. A further slate-finished area provides the perfect spot for displaying potted plants.

**AGENTS NOTE** **TENURE** Freehold. Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

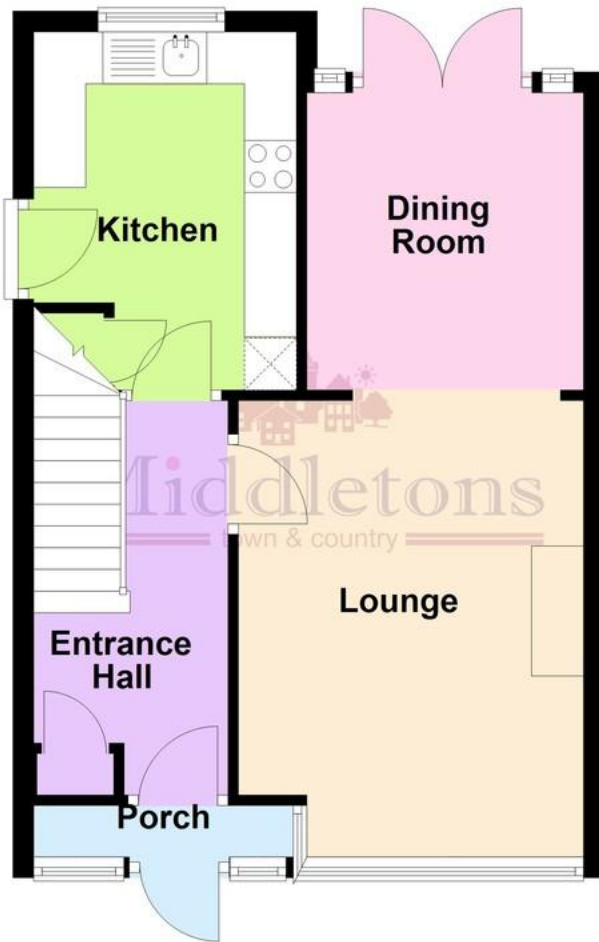
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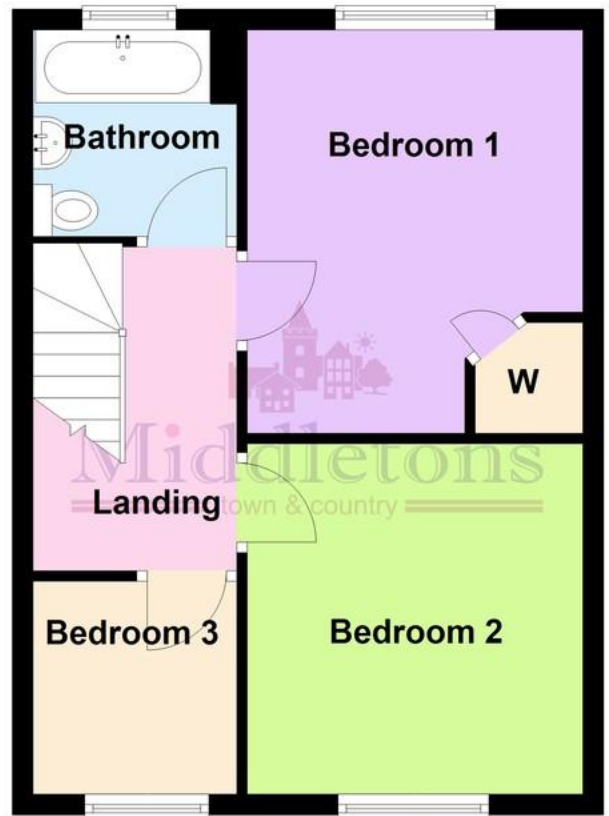




## Ground Floor



## First Floor



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+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | 85 <b>B</b> |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      | 61 <b>D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

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**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 are 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.