

ASFORDBY ROAD, MELTON MOWBRAY

Guide Price Of £270,000

Three Bedrooms

Freehold

Middletons
town & country

- SEMI-DETACHED HOUSE
- DOWNSTAIRS WC
- GOOD SIZED GARDEN
- GOOD COMMUTER LINKS
- OFF ROAD PARKING
- OPEN-PLAN LIVING
- LOCAL AMENITIES NEARBY
- CENTRAL TO THE TOWN
- COUNCIL TAX BAND B

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A charming Victorian three- bedroom semi- detached home set in the heart of Melton Mowbray, blending period character with everyday convenience. Its central position places schools, local amenities and the train station all within easy reach, making it an appealing choice for both family living and commuter life.

The accommodation on offer comprises: entrance hall, stairs down to the cellar, Lounge, kitchen diner, snug, utility room, and cloak room to the ground floor. Three good sized bedrooms, ensuite shower room and a four piece family bathroom. Outside the property benefits from a low maintenance front garden, a side garden, off road parking to the rear.

ENTRANCE HALL A solid wood door with an arched skylight above allows natural light to filter into the inviting entrance hall. The space features the original spindle staircase rising to the first floor, a uPVC double-glazed sash window to the side, access under the stairs to the cellar, Karndean flooring, a radiator and oak doors leading off to the ground-floor accommodation.

LOUNGE 15' 2" x 13' 8" (4.63m x 4.18m) A generous and well-proportioned reception room featuring an uPVC double-glazed front-facing sash window with shutters, Victorian decorative coving to the high ceiling, a radiator, chimney breast with hearth, TV aerial point and soft carpet flooring.

KITCHEN/DINER 16' 0" x 12' 4" (4.9m x 3.76m) Fitted with a generous range of sleek, stylish wall, base and drawer units topped with work surfaces, together with a stainless steel sink and drainer unit with mixer tap. Integrated appliances include a Beko dishwasher, fridge, Bosch eye-level oven and grill, and a Logik electric hob with extractor over. A window and external door to the garden, complemented by a Velux window for additional natural light. The room also features a radiator, LED lighting and a porcelain tiled floor with underfloor heating. A step leads up to the dining/snug room, with an oak door through to the utility and cloakroom.

DINING ROOM/SNUG 12' 11" x 13' 0" (3.96m x 3.98m) Being open-plan to the kitchen, this versatile room works beautifully as either a formal dining room or a cosy snug. It features fitted cupboards and shelving to the alcoves, Victorian decorative coving to the high ceiling, a TV aerial point, Karndean flooring and a door leading through to the entrance hall.

UTILITY ROOM 4' 10" x 5' 5" (1.48m x 1.67m) Having a work surface inset with a wash hand basin, space and plumbing for a washing machine and tumble dryer, tiled flooring, door to the cloakroom and an external door to the side.

CLOAKROOM 2' 4" x 5' 2" (0.72m x 1.58m) Comprising a dual flush WC, extractor fan and tiled flooring.

CELLAR 11' 11" x 10' 7" (3.64m x 3.25m) A great space for storage having power sockets and lighting.

LANDING Taking the stairs to the first floor, Bedroom Two is positioned on the first half of the returning staircase, which then continues up to the main landing with oak doors leading off to the further accommodation.

BEDROOM ONE 13' 4" x 10' 11" (4.08m x 3.33m) Having a uPVC double-glazed front facing sash window, radiator, TV aerial point, carpet flooring and a door to the ensuite shower room.

ENSUITE 5' 8" x 5' 3" (1.74m x 1.61m) Comprising of a shower cubicle, dual flush WC, vanity unit wash hand basin and a heated towel rail. Tiled walls and flooring, extractor fan and LED lighting.

BEDROOM TWO 12' 8" x 10' 2" (3.88m x 3.12m) Having dual aspect UPVC windows with fitted roller blinds allowing plenty of natural light, radiator and carpet flooring.

BEDROOM THREE 13' 4" x 7' 6" (4.07m x 2.31m) Having a uPVC double-glazed front facing sash window, radiator and carpet flooring.

BATHROOM 13' 0" x 8' 3" (3.97m x 2.52m) This beautifully appointed bathroom features a roll top bathtub sitting under a rear facing uPVC double-glazed sash window with a fitted roman blind. A walk-in shower cubicle, high flush WC, pedestal wash hand basin with an illuminated mirror above and a vertical radiator. Led lighting, extractor fan and tiled flooring finishes the space.

FRONT ASPECT Front walled garden block paved for easy maintenance.

GARDEN Located to the side of the property the garden has a gravel seating area leading onto a formal lawn with a flower border. Wood panel fencing creates privacy with double gates to the front.

PARKING 11' 11" x 10' 7" (3.64m x 3.25m) Entering to the side of number 6 is access to the off road parking space.

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.

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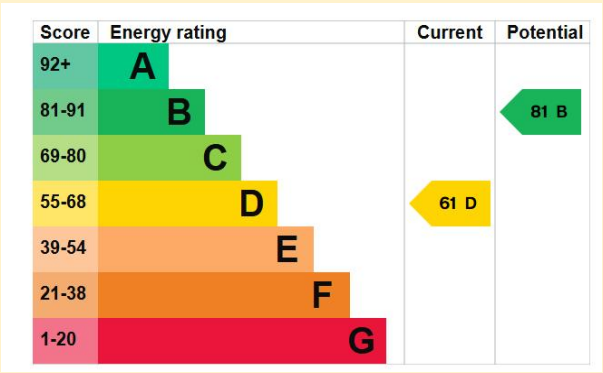





Barbie



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