



**Connells**

North Street  
Asfordby Valley Melton Mowbray



### Property Description

North Street is a two-bedroom end-of-terrace home located in the popular village of Asfordby Valley, offering an excellent opportunity for buyers looking to put their own stamp on a property. The home is in need of modernisation, making it ideal for those seeking a project or an investment with strong potential. The ground floor features a lounge, a separate dining room, and a fitted kitchen with access to the rear garden. Upstairs, two well-proportioned bedrooms are served by a family bathroom. Outside, the property benefits from a private rear garden and to the front is on street parking. Situated close to local amenities, schools, and transport links, this home is well suited to first-time buyers, renovators, or investors.

### Lounge

Front facing double glazed sash window, wooden door, gas fire place and radiator.

### Dining Room

Rear facing double glazed window, radiator, gas fireplace, built in storage, with doors leading to stairway and kitchen

### Kitchen

Fitted units with wooden door, double glazed window, stainless steel sink and gas oven and hob.



## Bedroom 1

Front facing double glazed sash window, carpets, built in storage and radiator.

## Bedroom 2

Rear facing double glazed window, carpets and radiator.

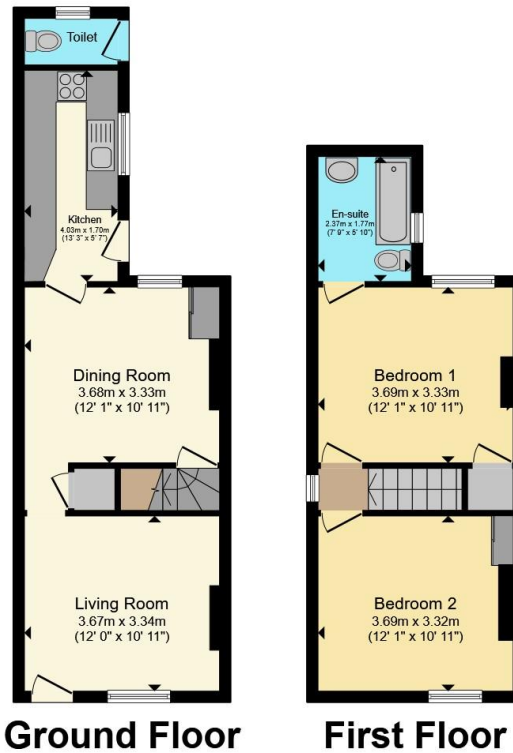
## Bathroom

3 piece suite, comprising of bath, wash hand basin and WC and double glazed frosted window.









Total floor area 69.8 m<sup>2</sup> (752 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**T 01664 560 241**  
**E [meltonmowbray@connells.co.uk](mailto:meltonmowbray@connells.co.uk)**

10A High Street  
 MELTON MOWBRAY LE13 0TR

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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