



27 Dalglish Way, Asfordby

Guide Price £330,000

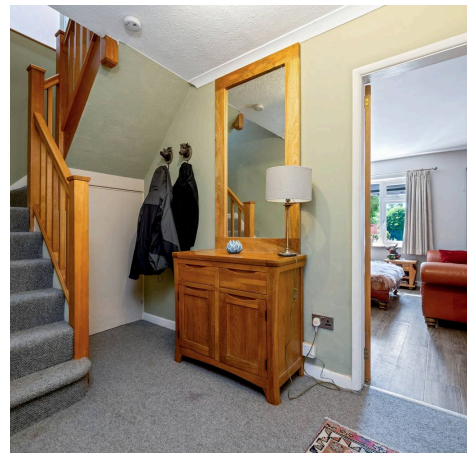
 **NEWTON FALLOWELL**

27 Dalglish Way

Asfordby, Melton Mowbray

Situated in a sought after residential area on the outskirts of the well serviced village of Asfordby is this excellent three double bedroom detached family home. The property offers gas central heating, uPVC double glazing, fascias and soffits and comprises in brief, entrance hall, downstairs shower room, open plan living room, dining room, conservatory and kitchen. On the first floor are three double bedrooms and a family bathroom. Outside to the front is a block paved driveway providing off-road parking leading to the garage with gated access to a South facing, enclosed rear garden.

Accessed via a double glazed door into the entrance hall with a door off to the downstairs shower room and inner hallway, stairs rising to the first floor landing and doors leading through to the fitted kitchen, a spacious, open plan living, dining room and conservatory. The kitchen has an array of modern wall and base units, straight edge wooden worktops, sink and drainer, integrated oven and gas hob with an extractor hood above, space and plumbing for a washing machine and a freestanding 'American' style fridge freezer, wooden flooring, windows to the front and side aspects. Door off to the open plan living room having a continuation of the wooden flooring, a window to the rear aspect, feature inset wood burning stove with a wooden mantle above, two wall mounted vertical radiators, TV point, opening into the dining room having ceiling spotlights, a window to the side aspect and sliding patio doors into a double glazed conservatory with delightful views over the well tended rear garden.





Stairs rising to the first floor with doors off to three double bedrooms and a four piece family bathroom. A true highlight of the property is the larger than average enclosed South facing rear garden having a paved patio seating area, ideal for those 'alfresco' evenings, with an outside bar, an area laid to lawn, an abundance of mature shrubs and flowers, garden shed and summer house. Viewings are a must to appreciate the location and accommodation on offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Entrance Hall

Downstairs Shower Room

Breakfast Kitchen

14' 1" x 7' 6" (4.29m x 2.29m)

Living Room

11' 9" x 24' 0" (3.58m x 7.5m)

Dining Room

10' 0" x 8' 10" (3.05m x 2.69m)

Conservatory

11' 1" x 9' 6" (3.38m x 2.90m)

Bedroom One

14' 1" x 9' 9" (4.29m x 2.97m)

Bedroom Two

11' 5" x 11' 9" (3.48m x 3.58m)

Bedroom Three

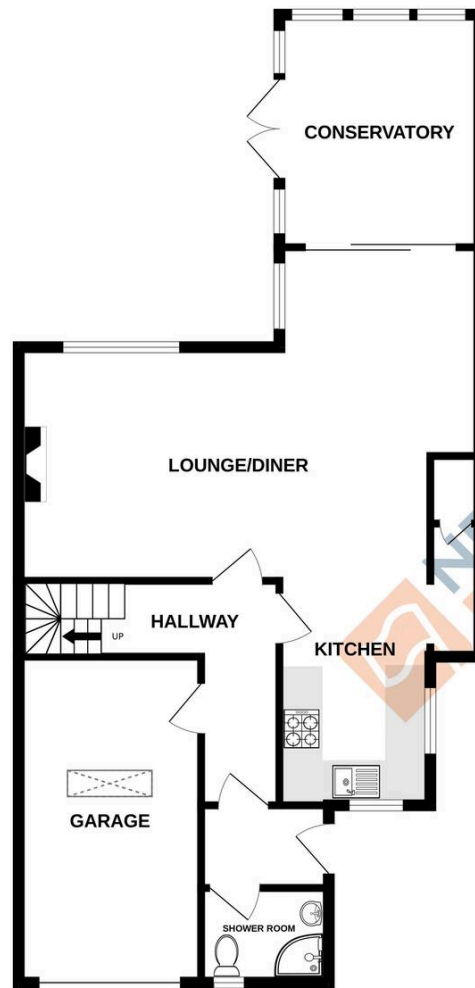
11' 9" x 9' 1" (3.58m x 2.77m)

Family Bathroom





GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1347 sq.ft. (125.1 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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