



MAIN STREET, ASFORDBY

Asking Price Of £170,000

Two Bedrooms

Freehold



THREE STOREY MID TERRACE

REAR GARDEN

CHAIN FREE

VILLAGE LOCATION

REFURBISHED THROUGHOUT

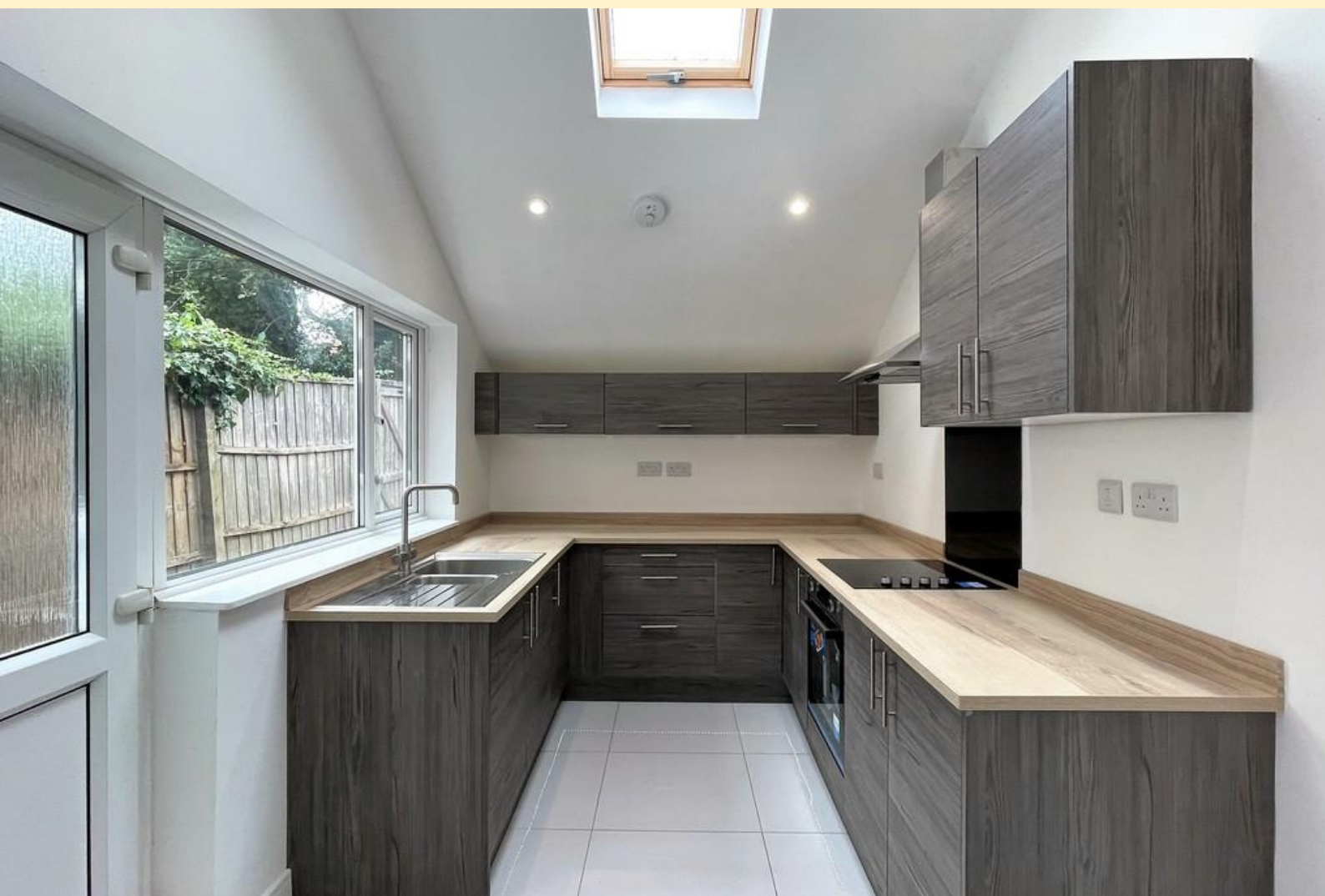
**NEWLY FITTED KITCHEN AND
BATHROOM**

CLOSE TO LOCAL AMENITIES

WEST OF MELTON MOWBRAY

01664 566258

info@middletons.uk.com





Recently renovated throughout this two bedroom, three storey mid-terrace is situated in the well serviced village of Asfordby. The village amenities include primary school, doctors surgery, takeaways, hairdresser, charity shop and cafes to name a few. There are regular bus services to Melton, Grantham, Loughborough and Leicester.

The accommodation in brief comprises; dining room, lounge and a newly kitchen to the ground floor, master bedroom and newly fitted family bathroom to the first floor and a further bedroom to the third floor with new flooring throughout. Outside the property benefits from a garden to the rear.

LOUNGE 11' 10" x 11' 1" (3.63m x 3.39m) Taking the steps up to the covered porch with uPVC door opening into the lounge which has a double glazed window to the front aspect, radiator, TV aerial point and laminate wood flooring.

DINING ROOM 11' 10" x 13' 1" (3.63m x 4m) Having a double glazed window to the rear aspect, radiator, TV aerial point, stairs rising to the first floor landing, laminate wood flooring and opening through to the kitchen.

KITCHEN 8' 0" x 11' 5" (2.45m x 3.5m) Newly fitted with a modern range of wall, base and drawer units, square edge work surfaces, stainless steel sink and drainer, integrated electric oven and hob with extractor hood over. Double glazed window to the side aspect, Velux window and inset spotlights to the ceiling, tiled flooring, door to the rear garden and ample room for a freestanding fridge freezer.

LANDING Taking the stairs from the lounge to the first floor with doors off to the master bedroom and bathroom with a further staircase to the second bedroom.

MASTER BEDROOM 11' 11" x 15' 6" (3.64m x 4.73m) Having a double glazed window to the front aspect, radiator, TV aerial point and carpet flooring.

BATHROOM 7' 6" x 11' 10" (2.29m x 3.63m) Newly fitted white suite comprising of a vanity unit wash hand basin, close coupled WC, panel bath with a waterfall shower and shower riser and glazed shower screen, tiled splash backs and a heated towel rail. Double glazed window to the rear aspect, under stair storage cupboard with plumbing for a washing machine, airing cupboard housing the central heating boiler and vinyl flooring.

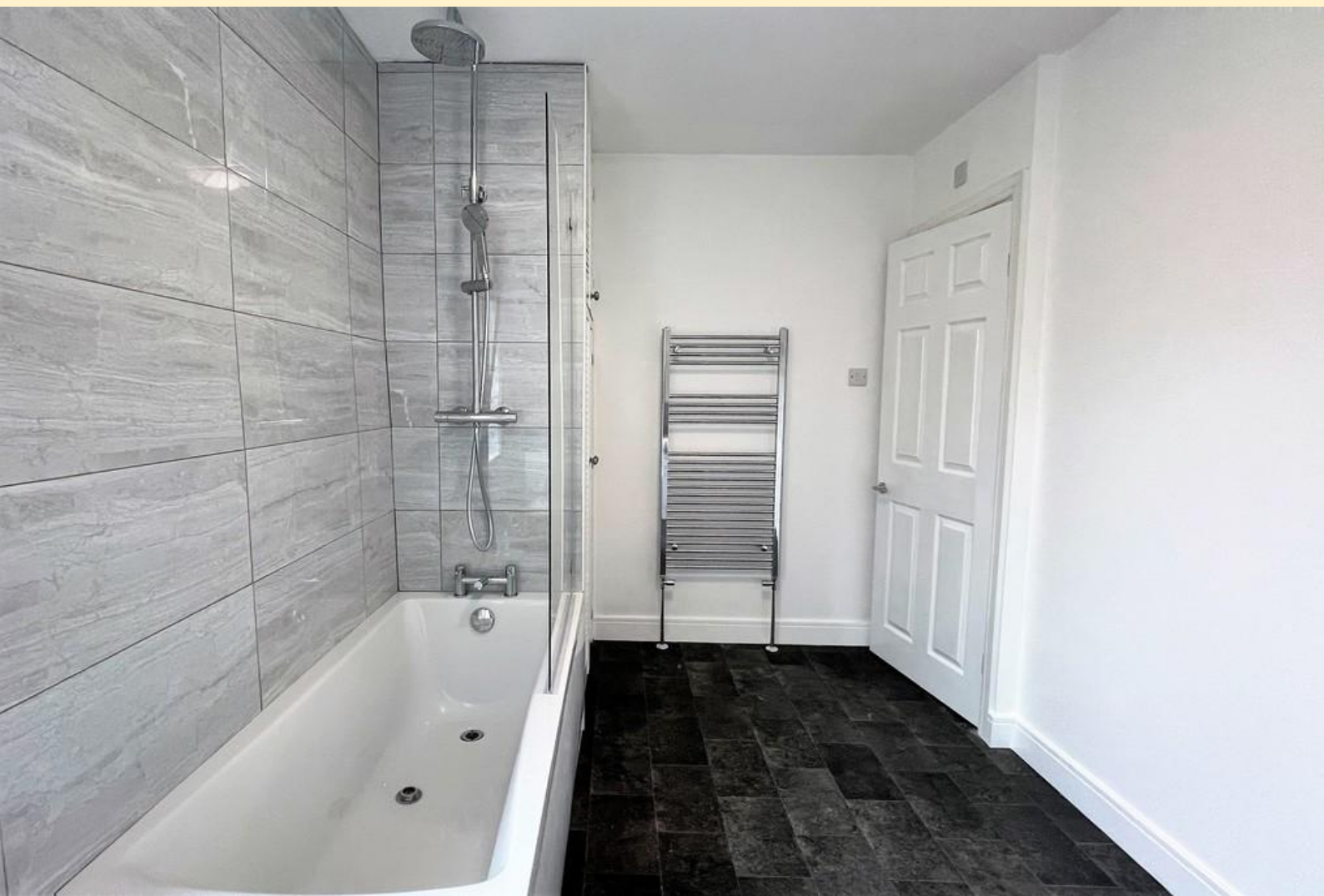
BEDROOM TWO 11' 1" x 11' 11" (3.38m x 3.65m) Situated on the second floor having a double glazed Dorma window to the front aspect and a Velux window to the rear, radiator, TV aerial point and carpet flooring.

REAR GARDEN Block paved seating area adjacent to the property, outside tap, gate for access across the neighbouring garden for access to the front, stepping stone pathway through the raised garden planted with mature trees and shrubs leading to the top of the garden with raised vegetable beds, greenhouse and sheds not included, wood panel fencing securing the boundary.

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

FULL BROCHURE A full brochure for this property is available on the Middletons website.

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.







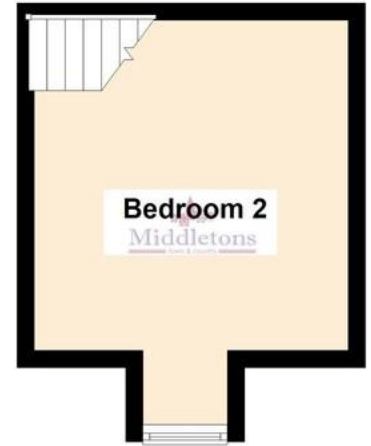
Ground Floor



First Floor



Second Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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 and 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.