



**BROOK LANE, ASFORDBY**

**Asking Price Of £525,000**

**Five Bedrooms**

**Freehold**



**DETACHED HOUSE**

**DRIVEWAY AND GARAGE**

**UNDERFLOOR HEATING**

**VILLAGE LOCATION**

**BUILT IN 2008**

**PRIVATE REAR GARDEN**

**LOCAL SCHOOLS NEARBY**

**OFFERS INVITED**

**COUNCIL TAX BAND E**

**01664 566258**

**info@middletons.uk.com**





Detached, three storey, five bedroom house built in 2008. Situated in the well serviced village of Asfordby. The 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 in brief comprises of; entrance hall, cloakroom, lounge, utility room and a lovely open-plan living/dining kitchen to the ground floor with underfloor heating throughout. Master suite, including a spacious en suite with both bath and shower plus twin sinks and dressing room area, bedrooms four and five and a family bathroom to the first floor. Bedrooms two and three, one having a spacious ensuite, to the second floor. Outside the property benefits from off road parking, garage and a private, low maintenance rear garden.

**ENTRANCE HALL** Hard wood door into the entrance hall having stairs rising to the first floor landing, double glazed window to the front aspect, slate tiled flooring, solid oak doors off to;

**LOUNGE** 20' 4" x 14' 9" (6.22m x 4.51m) Nicely proportioned room having three dual aspect double glazed windows, exposed brick chimney breast with open fire, TV aerial point, built-in storage cupboard and carpet flooring.

**CLOAKROOM** 3' 1" x 5' 1" (0.96m x 1.55m) Comprising of a low flush WC, wall mounted wash hand basin, sensor lighting and slate tiled floor.

**UTILITY ROOM** 7' 7" x 6' 10" (2.32m x 2.10m) Having space and plumbing for a washing machine and the wall mounted Bosch Green Star central heating boiler.

**LIVING/DINING KITCHEN** 18' 10" x 23' 5" (5.76m x 7.14m) Spacious modern open-plan living and dining kitchen with bi-fold doors to the rear garden making a great space for entertaining. The kitchen is fitted with a modern range of wall, base and drawer units with a central island having a stainless steel sink and drainer unit with mixer tap over, square edge work surfaces and tiled splash backs. Integrated appliance to include an eye level double oven and grill, microwave, AEG induction hob with induction extractor fan over. Housing and plumbing for an American style fridge freezer and space and plumbing for a dish washer. The dining area is fitted with further units with glazed display cabinets, three light fittings and a feature exposed brick wall. The lounge area has two Velux windows to the pitched ceiling, TV aerial point and slate tile flooring throughout.

**LANDING** Taking the stairs from the entrance hall to the first floor landing, built-in storage cupboard, carpet flooring and solid oak doors off to;

**MASTER BEDROOM** 9' 11" x 12' 11" (3.04m x 3.95m) Having a double glazed window to the rear aspect, radiator, mirrored wardrobes and opening through to the dressing room.

**DRESSING ROOM** 9' 5" x 8' 11" (2.88m x 2.73m) Having a double glazed window to the rear aspect, radiator, fitted mirrored wardrobes, carpet flooring and door through to the ensuite.

**ENSUITE** 8' 11" x 6' 8" (2.73m x 2.05m) Fitted with a jacuzzi bath with mood lighting, his and hers wash hand basins with wall mounted mirror above, close coupled WC and a walk-in shower cubicle. Heated towel rail, obscure glazed window, lime grey slate tiled walls and tiled flooring.

**BEDROOM FOUR** 9' 7" x 11' 1" (2.94m x 3.39m) Having a double glazed window to the front aspect, radiator and carpet flooring.

**BEDROOM FIVE** 13' 3" x 7' 8" (4.04m x 2.34m) Having a double glazed window to the front aspect, radiator and carpet flooring.

**BATHROOM** 6' 10" x 9' 5" (2.09m x 2.88m) Fitted with a panel bath with shower riser over and folding shower screen, pedestal wash hand basin with mirror over and a close coupled WC. Obscure glazed window, heated towel rail, tiled splash areas and natural slate tiled flooring.

**LANDING TWO** Taking the stairs from the first floor landing to the second floor with solid oak doors off to;

**BEDROOM TWO** 10' 10" x 12' 4" (3.31m x 3.77m) Having three Velux windows, radiator, carpet flooring and door to the ensuite.

**ENSUITE** 6' 9" x 12' 4" (2.07m x 3.77m) Comprising of a shower cubicle with built-in tiled shelving/seating to each side, low flush WC and pedestal wash hand basin. Obscure glazed window to the side aspect, heated towel rail and tiled flooring.

**BEDROOM THREE** 12' 5" x 13' 0" (3.79m x 3.98m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**OUTSIDE TO THE FRONT** Block paved driveway providing ample off road parking leading to the garage. Gated access to the rear garden.

**DOUBLE GARAGE** 17' 2" x 15' 0" (5.25m x 4.58m) Having an electric roller door, power, light and water connected, attic trusses which could be subject to planning be converted into a home office or annex, double glazed window and french doors to the rear.

**REAR GARDEN** Generous private garden designed for low maintenance, having a paved patio area adjacent to the house with garden tap and electrical sockets, steps up to an artificial lawn with planted shrub and flower borders and a decked seating area to the rear.

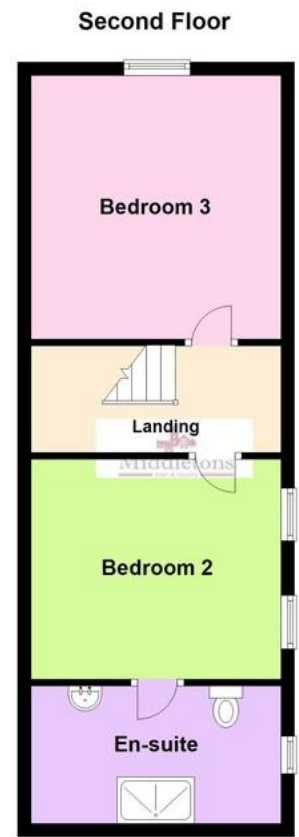
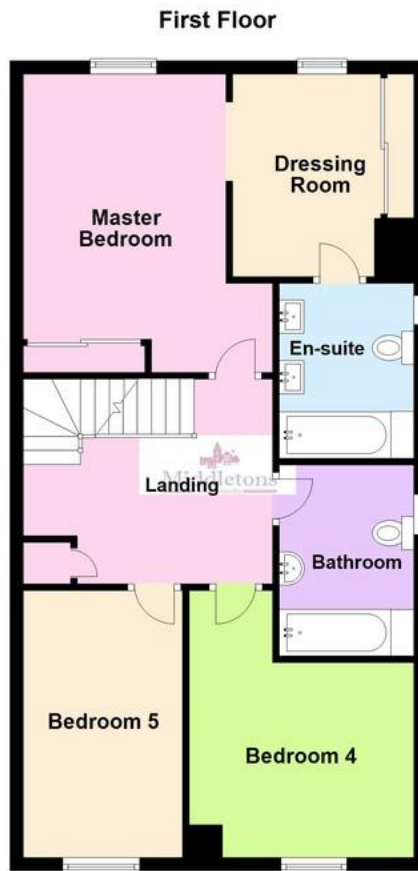
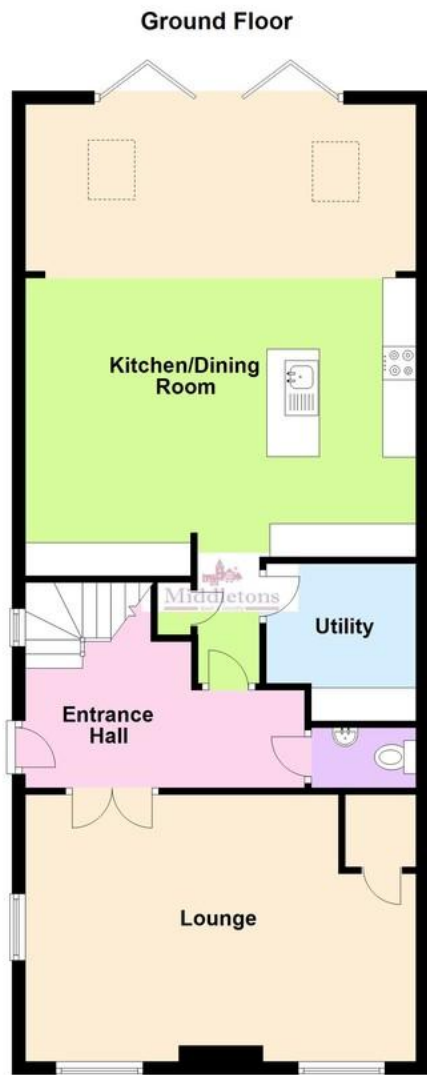
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**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.









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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	80	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**01664 566258**  
[www.middletons.uk.com](http://www.middletons.uk.com)  
[info@middletons.uk.com](mailto:info@middletons.uk.com)

**THE PROPERTY OMBUDSMAN**  
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