



**SOUTH STREET, ASFORDBY HILL**

**Asking Price Of £850,000**

**Seven Bedrooms**

**Freehold**



**TWO SEMI-DETACHED HOUSES**

**MULTI-GENERATION LIVING**

**DRIVEWAY AND GARAGE**

**PRIVATE POSITION**

**PERIOD PROPERTIES**

**PRIVATE REAR GARDENS**

**CLOSE TO LOCAL SCHOOLS**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

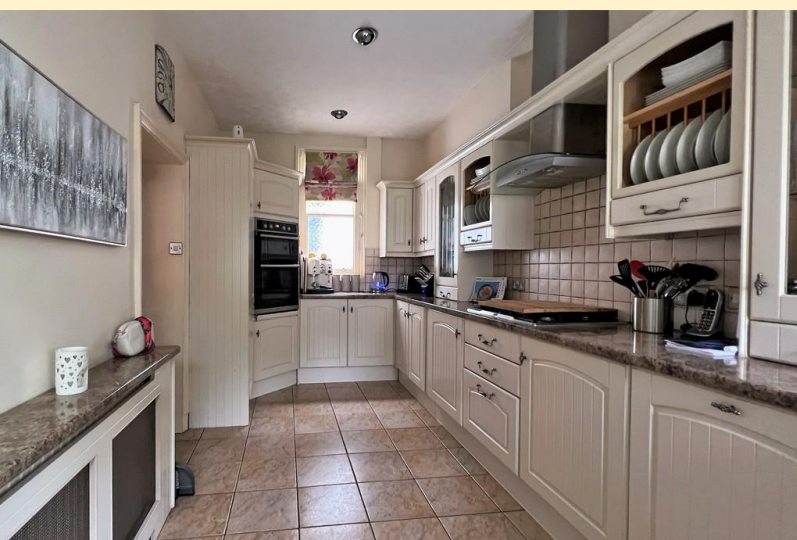
**01664 566258**

**info@middletons.uk.com**





A fantastic opportunity to acquire a pair of substantial period semi detached properties, formerly one detached house, situated in a private tucked away position to the west of Melton Mowbray. Asfordby Hill is a hamlet on the A6006 road, in the parish of Asfordby, in the Melton district, which benefits from having its own primary school. Approximately one mile from Melton Mowbray and convenient for Loughborough and Leicester. Ideal for one large family, or for having an annexe for relatives on site.



With gas fired central heating and a wealth of original features the combined accommodation offers a total of seven bedrooms, four reception rooms, two kitchens, three bathrooms, conservatory and a sun-room. Large southwest facing plot, garage and workshop.

**PROPERTY DESCRIPTION** A fantastic opportunity to acquire a pair of substantial period semi detached properties, formerly one detached house, situated in a private tucked away position to the west of Melton Mowbray. Asfordby Hill is a hamlet on the A6006 road, in the parish of Asfordby, in the Melton district, which benefits from having its own primary school. Approximately one mile from Melton Mowbray and convenient for Loughborough and Leicester. Ideal for one large family, or for having an annexe for relatives on site. With gas fired central heating and a wealth of original features the accommodation offers a total of seven bedrooms, four reception rooms, two kitchens, three bathrooms, conservatory and a sun-room. The properties could easily be combined to create one large family home or would ideally suit family buyers seeking a property suitable for relatives. Large southwest facing plot, garage and workshop.

**COMBINED ACCOMMODATION** For further details of the accommodation on offer please refer to the two individual listings for 27 and 29 South Street, Asfordby Hill, LE14 3QZ Copy the two following links into a search engine to view the current listings  
[rightmove.co.uk/properties/128190395#/?channel=RES\\_BUY](https://rightmove.co.uk/properties/128190395#/?channel=RES_BUY) /  
[rightmove.co.uk/properties/128190410#/?channel=RES\\_BUY](https://rightmove.co.uk/properties/128190410#/?channel=RES_BUY)

**EPC LINKS** Copy the two following links into a search engine to view the current EPCS for the two properties /  
[find-energy-certificate.service.gov.uk/energy-certificate/2647-3019-1208-4152-6200](https://find-energy-certificate.service.gov.uk/energy-certificate/2647-3019-1208-4152-6200) / [find-energy-certificate.service.gov.uk/energy-certificate/0330-2854-7180-2622-2901](https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2854-7180-2622-2901)

**COUNCIL TAX** Both properties are currently council tax band B. This may change should the properties become one residence.

**USEFUL INFORMATION** 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.

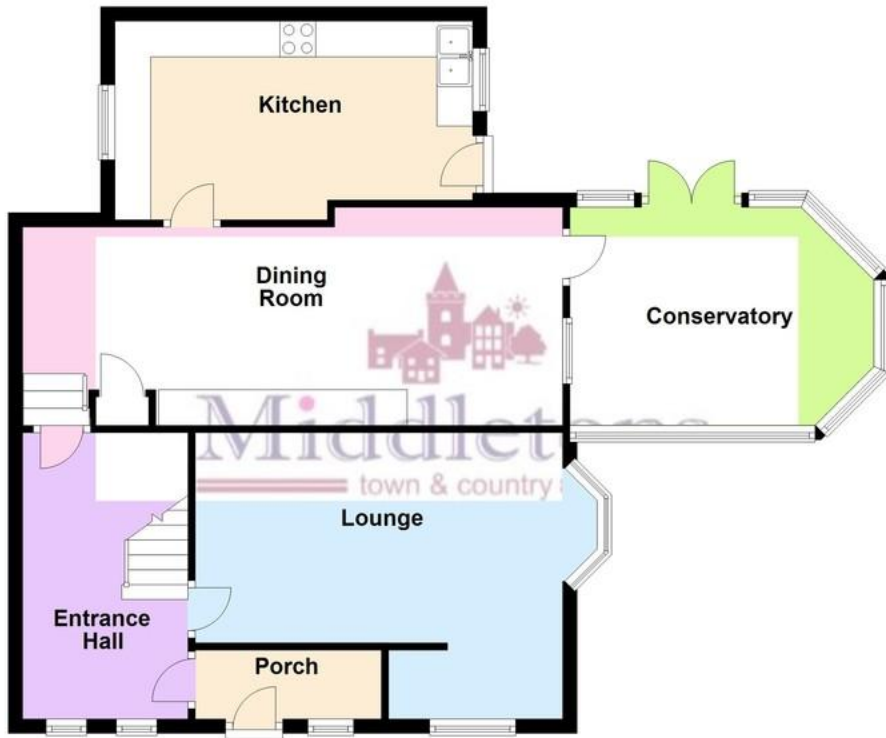
**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







### Ground Floor



### First Floor



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

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**01664 566258**

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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.