

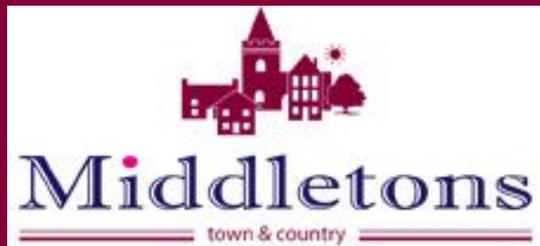


## **NORTH VIEW CLOSE, ASFORDBY VALLEY**

**Asking Price Of £225,000**

**Three Bedrooms**

**Freehold**



**SEMI-DETACHED HOUSE**

**PRIVATE REAR GARDEN**

**LARGE CONSERVATORY**

**CLOSE TO LOCAL AMENITIES**

**AMPLE OFF ROAD PARKING**

**GREAT FIRST TIME BUY**

**LOCAL SCHOOLS NEARBY**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND C**

**01664 566258**

**info@middletons.uk.com**





Three bedroom semi-detached situated on a quiet close in Asfordby Valley, just over two miles from Melton Mowbray. A regular bus service runs from the valley to Melton Mowbray, Grantham, Leicester and Loughborough, and the local primary school is a ten minute walk away.

Great first time buy or investment opportunity, the accommodation on offer comprises of; entrance hall, downstairs, lounge, dining room, kitchen and a large conservatory to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking and a good sized, private rear garden.

**ENTRANCE HALL** Front door into the entrance hall with a double glazed window to the side aspect, stairs rising to the first floor landing, radiator and door through to the lounge.

**LOUNGE** 12' 7" x 11' 8" (3.86m x 3.56m) A good sized reception room having a double glazed box-bay window to the front aspect, chimney breast with a wall mounted electric fire, radiator, laminate wood flooring, opening through to the dining room.

**DINING ROOM** 9' 3" x 7' 1" (2.82m x 2.16m) Having double glazed french doors opening into the conservatory, radiator, laminate wood flooring and door to the kitchen.

**KITCHEN** 9' 3" x 6' 11" (2.82m x 2.13m) Fitted with a good range of wall and base units with roll edge worksurfaces over, one and a half bowl stainless steel sink and drainer with mixer tap over, space and plumbing for a washing machine, space for a free standing fridge freezer, integrated electric oven and gas hob with extractor over. Walk-in pantry, radiator, double glazed window to the rear aspect, laminate wood flooring and an external door to the side aspect.

**CONSERVATORY** 13' 6" x 12' 2" (4.14m x 3.71m)  
Generous conservatory creating a great space to enjoy the rear garden all year round. Having a dwarf wall base and UPVC double glazed upper construction to two sides with fitted blinds, french doors to the garden, laminate wood flooring, radiator and venting for a tumble dryer.

**LANDING** Taking the stairs from the lounge with a double glazed window to the side aspect, airing cupboard, radiator and doors off to;

**MASTER BEDROOM** 12' 7" x 8' 4" (3.86m x 2.56m) Having a double glazed window to the rear aspect, radiator and laminate wood flooring.

**BEDROOM TWO** 9' 10" x 8' 4" (3m x 2.56m) Having a

double glazed window to the front aspect, radiator and carpet flooring.

**BEDROOM THREE** 7' 4" x 6' 9" (2.26m x 2.06m) Having a double glazed window to the front aspect, radiator and laminate wood flooring.

**BATHROOM** White three piece suite comprising of a low flush WC, wall mounted wash hand basin, panel bath with shower over and glazed shower screen, wall mounted cabinet, part tiled walls, vinyl flooring, radiator and an obscure double glazed window.

**FRONT GARDEN AND DRIVEWAY** Having a gravelled front garden for easy maintenance planted with mature shrubs, tarmac drive to the side providing ample off road parking and gated access to the rear garden.

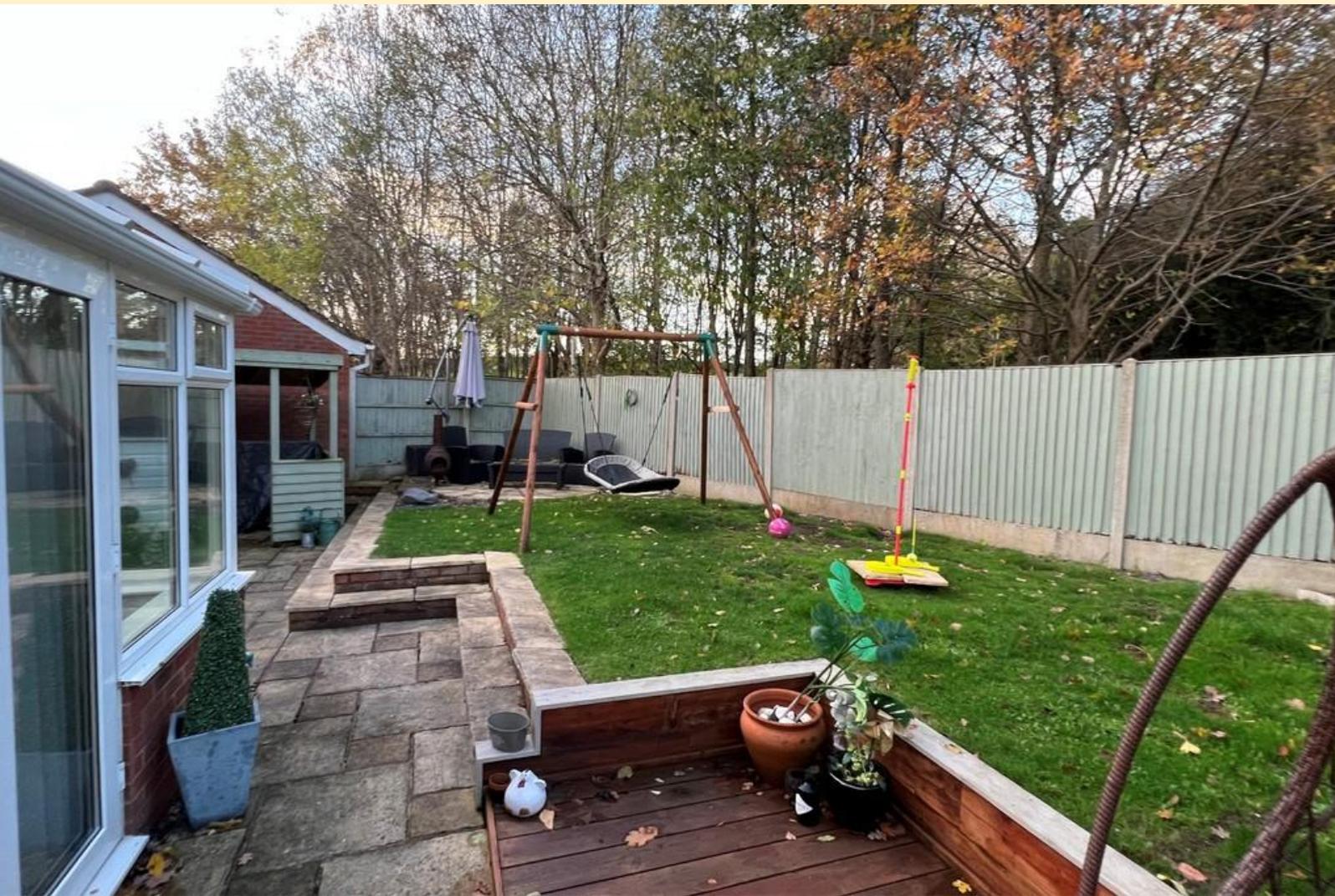
**REAR GARDEN** Private garden backing onto woodland, having an extensive paved patio area adjacent to the property with ample room for a garden shed, garden tap and electric sockets, steps up to a formal lawn and a further decorative paved seating area, shrub beds and wood panel fencing secures the boundary.

**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.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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  
info@middletons.uk.com

**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.