



WHITLOCK WAY, ASFORDBY

Asking Price Of £260,000

Four Bedrooms

Freehold

EXTENDED SEMI-DETACHED

INTEGRAL GARAGE

GOOD SIZED REAR GARDEN

LOCAL SCHOOLS NEARBY

OFF ROAD PARKING

ENSUITE SHOWER ROOM

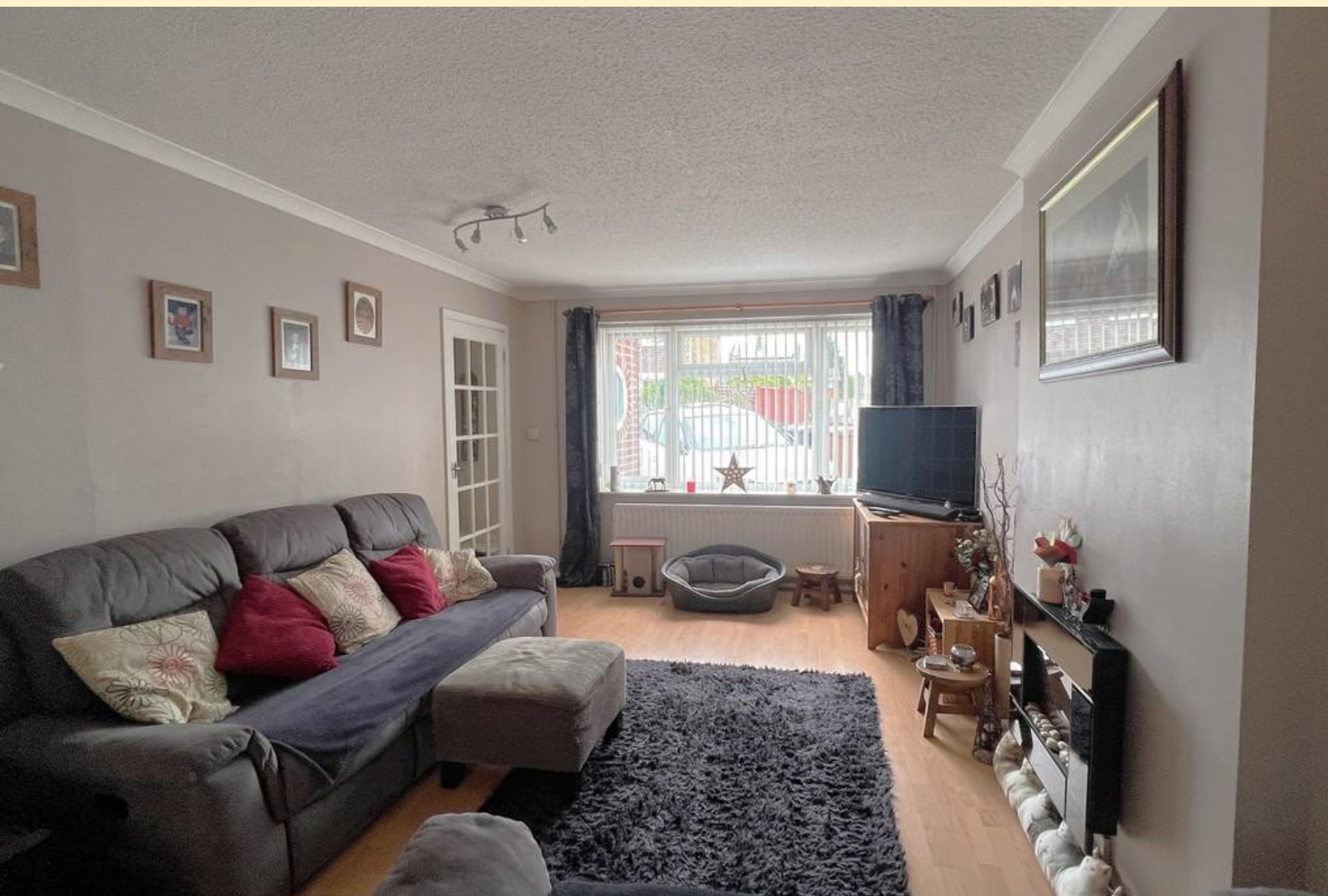
VILLAGE WITH AMENITIES

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Extended four bedroom semi-detached house 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 on offer comprises; entrance hall, lounge diner, breakfast kitchen and conservatory to the ground floor. Master bedroom with en suite shower room, a further three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, integral garage and a rear garden.

ENTRANCE HALL Part glazed door into the entrance having stairs rising to the first floor, window to the side aspect, understairs cupboard, radiator and tiled flooring.

LOUNGE/DINER 10' 8" x 24' 1" (3.26m x 7.35m) Spacious lounge diner having a window to the front aspect and french doors to the conservatory in the dining area, two radiators, wall mounted electric fire and laminate wood flooring.

KITCHEN/BREAKFAST ROOM 17' 8" x 17' 4" (5.4m x 5.3m) Fitted with a range of wall, base and drawer units, roll edge work surfaces, stainless steel sink and drainer unit, central island, double dual fuel Rangemaster oven with five ring hob and extractor hood over, space and plumbing for both a washing machine and dishwasher. Glazed external door to the rear garden, two windows over looking the rear garden, wall mounted central heating boiler, personnel door to the garage, understairs storage cupboard, tiled floor with underfloor heating.

CONSERVATORY 15' 5" x 8' 11" (4.7m x 2.73m) A great space to relax and unwind, having french doors to the decking area, fitted blinds to the ceiling and windows, vinyl flooring with under floor heating.

LANDING Taking the stairs from the entrance hall to the first floor landing having loft access hatch, built in airing cupboard housing the hot water cylinder and doors off to;

MASTER BEDROOM 17' 3" x 8' 0" (5.27m x 2.44m) Double glazed window to the front aspect, radiator, carpet flooring and door to the ensuite.

ENSUITE 6' 0" x 8' 1" (1.85m x 2.48m) Comprising of a low level WC, wall mounted wash hand basin, walk in double shower cubicle, heated towel rail, tiled walls and an obscure glazed window.

BEDROOM TWO 11' 9" x 10' 2" (3.59m x 3.1m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 9' 1" x 11' 6" (2.79m x 3.53m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM FOUR 6' 7" x 7' 9" (2.02m x 2.38m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM Comprising of a low level WC, pedestal wash hand basin, panel bath with shower over and glazed shower screen, two heated towel rails, obscure glazed window, extractor fan, tiled walls and flooring.

OUTSIDE TO THE FRONT Block paved driveway providing ample off road parking and access to the garage.

GARAGE 18' 3" x 8' 0" (5.58m x 2.46m) Having an up and over door, power and light connected, meter cupboard and personnel door to the kitchen.

REAR GARDEN Having a raised decked seating area adjacent to the house with steps down to a formal lawn, stepping stone path leading to the garden shed and a further paved seating area. Wood panel fencing secures the boundary.

AGENTS NOTE 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.

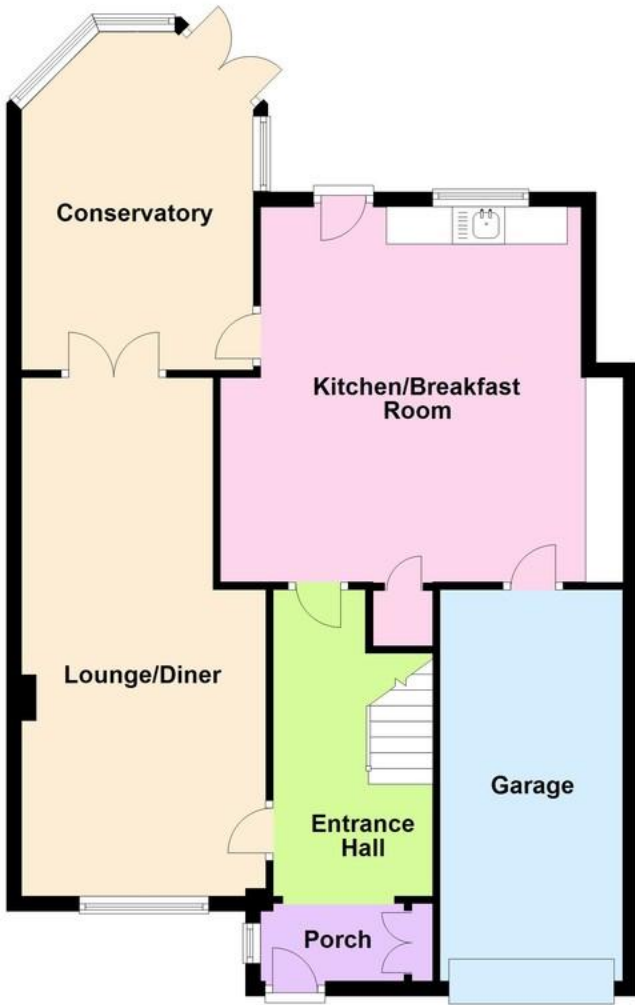
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Ground Floor



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
England & 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.