

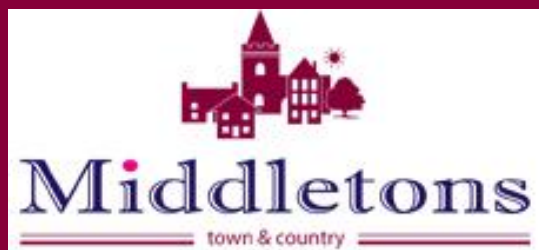


PUMP LANE, ASFORDBY

Asking Price Of £235,000

Two Bedrooms

Freehold



END OF TERRACE COTTAGE

DOUBLE GLAZED THROUGHOUT

ENSUITE WC

GOOD COMMUTER LINKS

SPACIOUS DOUBLE BEDROOMS

TWO GARDENS, GARDENS

VILLAGE WITH AMENITIES

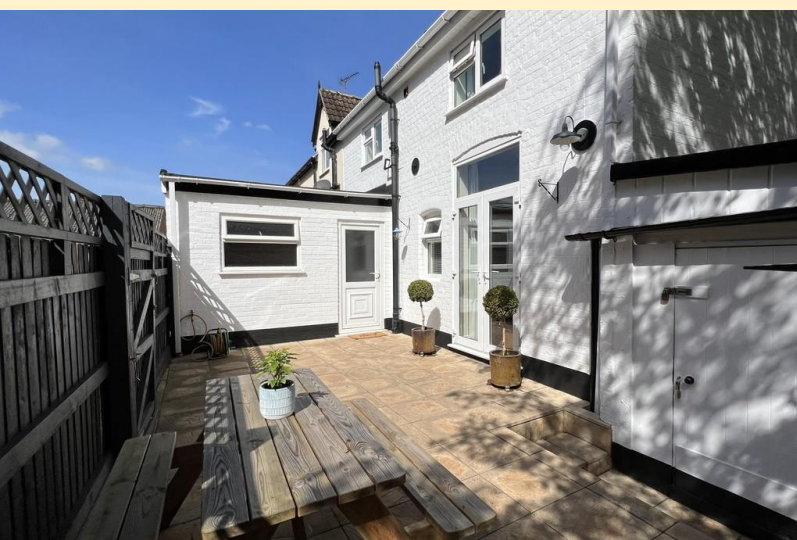
WEST OF MELTON MOWBRAY

COUNCIL TAX BAND A

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Beautiful end-terrace cottage with two spacious double bedrooms occupying a pleasant position within this well serviced village. 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 accomodation on offer comprises; lounge with multi-fuel burning stove, spacious dining kitchen, rear lobby with plumbing and a family bathroom to the ground floor. Two large double bedrooms and an en-suite to the master bedroom to the first floor. Outside the property benefits from a single garage, enclosed private courtyard and a further good sized garden to the rear. Double glazing throughout.

LOUNGE 11' 7" x 15' 11" (3.55m x 4.87m) A nicely proportioned reception room having an external door window to the front aspect and a further window and french doors opening out onto the rear courtyard allowing plenty of natural light to flood the room. Chimney breast inset with a log burner with stone hearth and beam mantel, solid wood flooring and door through to the kitchen.

KITCHEN/DINER 15' 10" x 11' 8" (4.83m x 3.57m) Spacious kitchen diner having ample room for a table and chairs and having a staircase rising to the first floor. The kitchen has been fitted with a good range of wall, base and drawer units, roll edge work surfaces, stainless steel one and a half bowl sink and drainer unit, space and plumbing for a dish washer, space for a free standing electric cooker. Window to the front aspect, radiator, tiled flooring and door to the rear lobby.

REAR LOBBY Having an external door to the rear courtyard, space and plumbing for a washing machine, wall mounted combi boiler and door to the bathroom.

BATHROOM 8' 0" x 6' 11" (2.44m x 2.11m) Comprising of a 'P' shaped bath with shower riser over, glazed shower screen, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, radiator, extractor fan, tiled splash areas and tiled flooring, storage cupboard.

LANDING Taking the stairs from the kitchen to the first floor landing with pine wood cottage doors off to;

MASTER BEDROOM 12' 2" x 15' 10" (3.72m x 4.83m) Having a window over looking the rear garden, original cast iron ornate fireplace, radiator, pitched ceiling with beam, carpet flooring and a stripped pine door to the ensuite.

ENSUITE Comprising of a low flush WC, pedestal wash hand basin and extractor fan.

BEDROOM TWO 8' 8" x 16' 1" (2.65m x 4.91m) Another spacious double room having dual aspect windows, original cast iron ornate fireplace, radiator, pitched ceiling with beam and carpet flooring.

GARAGE Having an up and over door, power and light connected, personnel door to the rear.

COURTYARD GARDEN Private paved courtyard seating area adjacent to the house with outside tap, steps down to the garage personnel door, gated access to the rear and side.

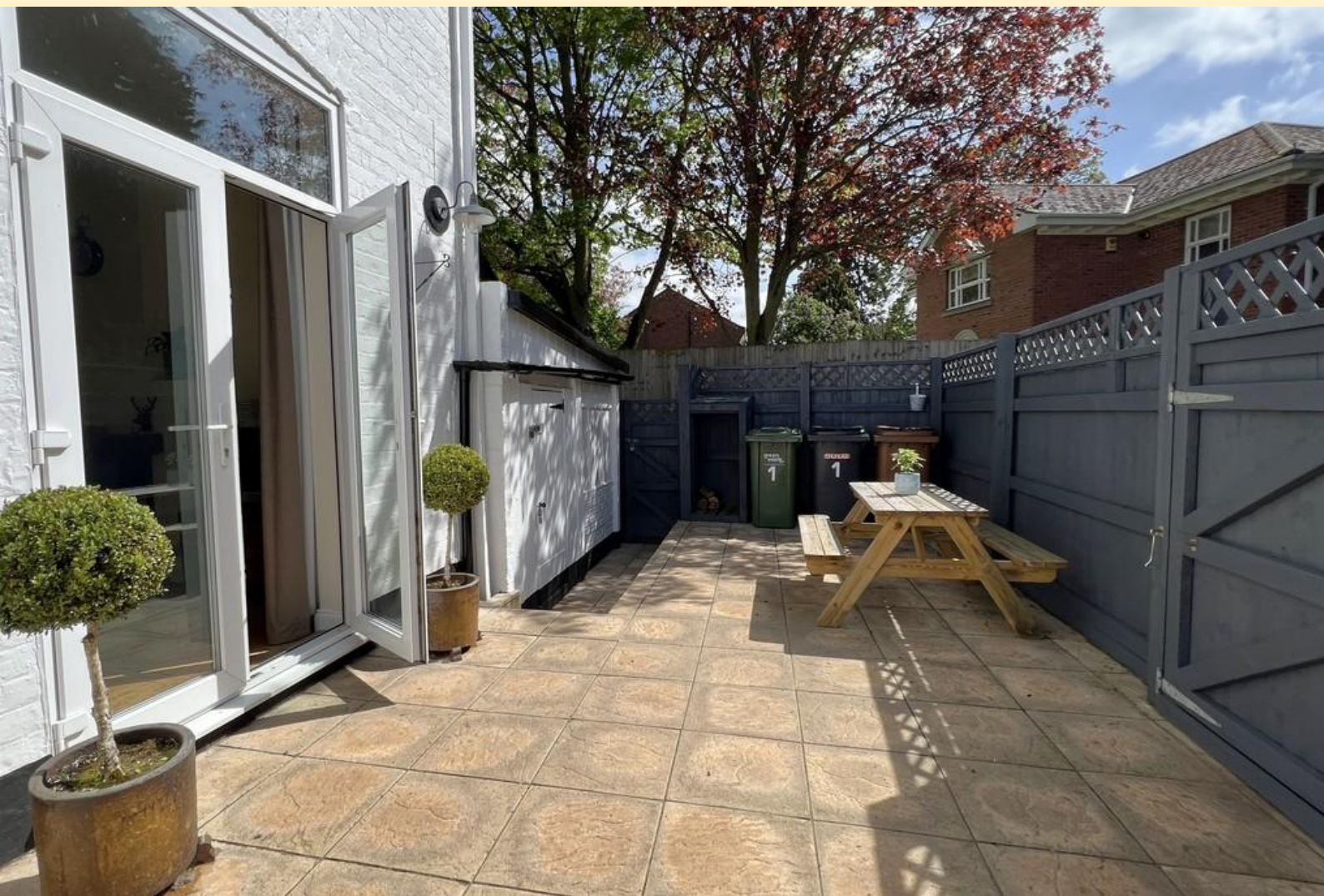
REAR GARDEN Separated from the courtyard by a pathway with the right of way for neighboring properties. The rear garden has a graveled seating area, a formal lawn and a vegetable garden area. Mature trees beyond the garden make a beautiful private back drop and wood fencing secures the boundary.

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.

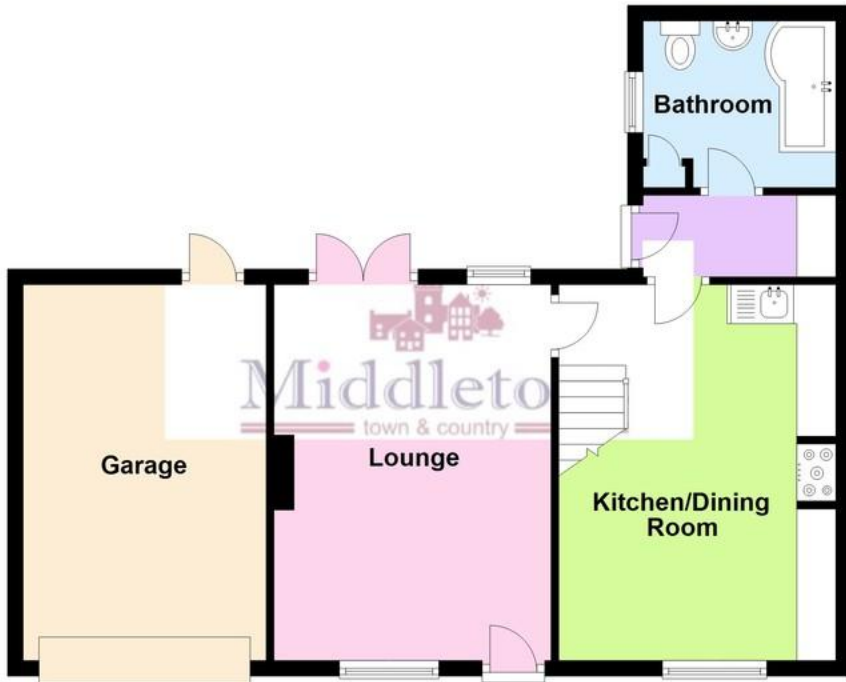
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Ground Floor



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.