



WOODHOUSE ROAD, ASFORDBY

Asking Price Of £215,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CORNER PLOT

FRONT AND REAR GARDENS

VILLAGE WITH AMENITIES

DOWNSTAIRS CLOAKROOM

AMPLE OFF ROAD PARKING

LOCAL SCHOOLS NEARBY

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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Fabulous three bedroom semi-detached home in Asfordby occupying a generous corner plot. 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, WC, dining room and kitchen to the ground floor. Three bedrooms and a family bathroom to the first floor. The property benefits from ample off-road parking, both front and rear gardens with an out-building for storage.

ENTRANCE HALL External door into the entrance hall having stairs rising to the first floor landing, doors off to the cloakroom, lounge and dining room.

LOUNGE 14' 9" x 13' 3" (4.5m x 4.04m) Having a window to the front aspect, radiator, feature fireplace with gas fire and carpet flooring.

CLOAKROOM Comprising of a low flush WC and a wall mounted wash hand basin, tiled splash back and radiator.

DINING ROOM 9' 6" x 11' 1" (2.9m x 3.38m) Having dual aspect windows to the rear and side aspects, radiator, inbuilt-storage cupboard and laminate wood flooring.

KITCHEN 4' 11" x 11' 3" (1.5m x 3.44m) Galley kitchen fitted with a modern range of wall, base and drawer units, roll edge work surfaces, stainless steel sink and drainer unit, integrated electric oven, plumbing for a washing machine, integrated electric cooker, gas hob with extractor hood over. Window overlooking the rear garden, radiator and vinyl flooring.

LANDING Taking the stairs from the entrance hall to the first floor having a window to the side aspect, radiator, loft access hatch and doors off to;

MASTER BEDROOM 10' 7" x 11' 1" (3.24m x 3.4m) Having a window to the front aspect, radiator, fitted wardrobes and carpet flooring.

BEDROOM TWO 9' 4" x 10' 1" (2.85m x 3.09m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM THREE 6' 3" x 10' 3" (1.91m x 3.13m) Having a window to the front aspect, radiator, over stair storage cupboard and carpet flooring.

BATHROOM 8' 4" x 6' 0" (2.56m x 1.85m) Comprising of a double ended panel bath with shower over and glazed shower screen, close coupled WC and a pedestal wash hand basin. Obscure glazed window, towel radiator, tiled walls and laminate wood flooring.

FRONT GARDEN Block paved driveway providing ample off road parking for several vehicles and a formal lawn to the front.

REAR GARDEN Having a paved patio area adjacent to the property, formal lawn, garden shed to the rear and a brick outbuilding providing handy storage.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middleton's, 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.

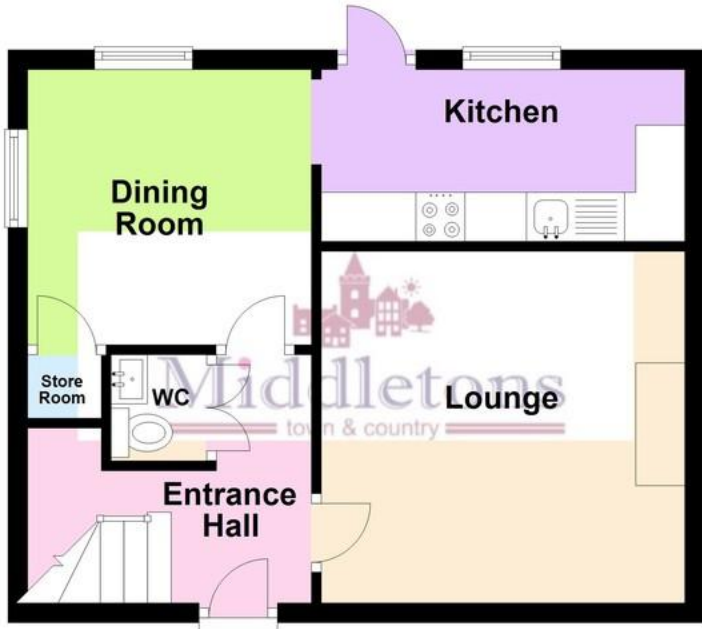
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



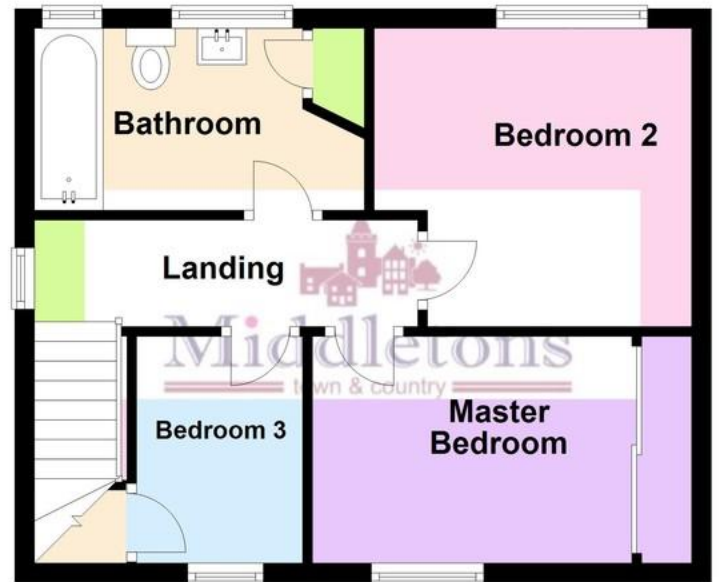




Ground Floor



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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & 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.