



**LEAH WAY, ASFORDBY**

**Asking Price Of £450,000**

**Four Bedrooms**

**Freehold**



**DETACHED HOUSE**

**COUNTRYSIDE VIEWS**

**ENSUITE TO THE MASTER**

**LOCAL SCHOOLS NEARBY**

**DRIVEWAY AND DOUBLE GARAGE**

**GOOD SIZED REAR GARDEN**

**VILLAGE WITH AMENITIES**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND E**

**01664 566258**

**info@middletons.uk.com**





Spacious, modern detached house with countryside views 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, cloakroom, lounge, dining room, study, breakfast kitchen and utility room to the ground floor. Master bedroom with ensuite shower room, three further bedrooms and a family bathroom to the first floor. Outside the property benefits from a double garage with off road parking and a large rear garden.

**ENTRANCE HALL** Double glazed front door into the spacious entrance hall having stairs rising to the first floor landing, under stair storage cupboard, radiator, carpet flooring and doors off to;

**CLOAKROOM** Comprising of a low flush WC and wash hand basin.

**LOUNGE** 17' 11" x 11' 0" (5.46m x 3.35m) Nicely proportioned room having a walk-in bay window to the front aspect, two radiators, TV aerial point, CAT 5 socket, carpet flooring and double doors to the dining room.

**DINING ROOM** 11' 0" x 8' 8" (3.35m x 2.64m) Having french doors to the garden making a great space to entertain, radiator and carpet flooring.

**STUDY** 7' 7" x 6' 5" (2.31m x 1.96m) A great home working space having a window to the front aspect, CAT 5 socket radiator and carpet flooring.

**KITCHEN/BREAKFAST ROOM** 17' 6" x 8' 8" (5.33m x 2.64m) Fitted with a generous range of modern wall, base and drawer units with under pelmet lighting to the wall units, larder unit, quartz work surfaces with under mount, one and a half bowl stainless steel sink. Integrated appliances to include; eye level single oven and combination microwave, five ring gas hob with extractor canopy over with stainless steel splash back, fridge freezer and dishwasher. Window and french doors opening out onto the rear garden in the dining area, USB socket, TV aerial point, ceramic tiled flooring and door to the utility room.

**UTILITY ROOM** Comprising of base units with work surfaces, stainless steel sink and drainer unit, plumbing for a washing machine, radiator, ceramic tiled floor and external door to the side.

**LANDING** Taking the stairs from the entrance hall to the first floor with access hatch to the loft space,

**MASTER BEDROOM** 17' 11" x 11' 0" (5.46m x 3.35m) Having a window to the front aspect enjoying open countryside views, radiator, TV aerial socket, USB socket, carpet flooring and door through to the ensuite.

**ENSUITE** Comprising of a low flush W.C, vanity unit wash hand basin, walk-in shower cubicle and a heated towel rail. LED spot lights, obscure glazed window, electric shaver socket and carpet flooring.

**BEDROOM TWO** 11' 0" x 9' 10" (3.375m x 3.0m) Having a window to the front enjoying open countryside views, radiator and carpet flooring.

**BEDROOM THREE** 10' 00" x 9' 10" (3.05m x 3m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM FOUR** 11' 0" x 8' 8" (3.35m x 2.64m) Having a window to the rear aspect, radiator and carpet flooring.

**BATHROOM** Comprising of a panel bath with shower over and glazed shower screen, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, electric shaver point and carpet flooring.

**OUTSIDE TO THE FRONT** Ample off road parking to the front of the double garages, formal lawn bordered with a shrub hedge with paved pathway to the front door, gated access to the rear garden.

**DOUBLE GARAGE** Having up and over doors, power and lighting.

**REAR GARDEN** Very well presented large garden having a patio area adjacent to the property, garden tap, formal lawn with established trees, 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.

**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.



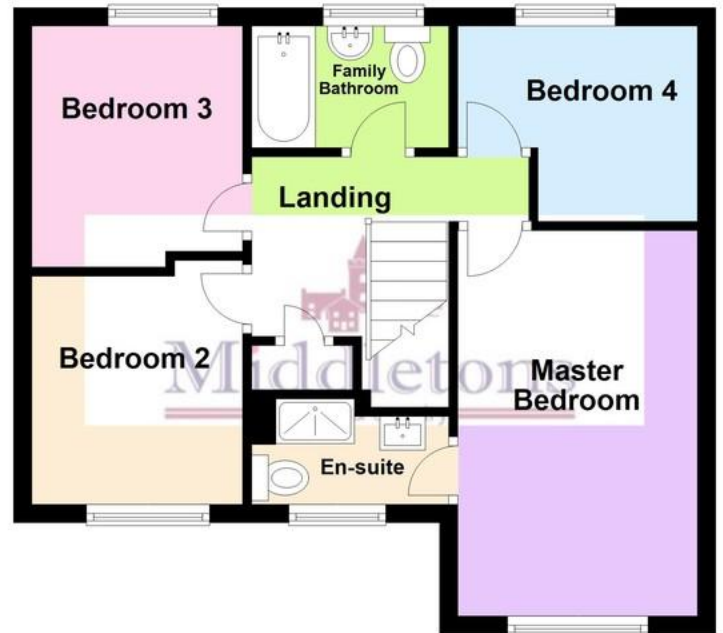




## Ground Floor



## 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) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**01664 566258**

[www.middletons.uk.com](http://www.middletons.uk.com)  
[info@middletons.uk.com](mailto: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.