



CROMPTON ROAD, ASFORDBY HILL

Asking Price Of £275,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

HIGH SPECIFICATION THROUGHOUT

ENSUITE TO THE MASTER

GOOD COMMUTER LINKS

NEW BUILD WARRANTY

AMPLE OFF ROAD PARKING

CLOSE TO LOCAL SCHOOLS

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND

01664 566258

info@middletons.uk.com





Newly built three bedroom semi-detached home situated in a delightful position on the edge of open countryside. Asfordby Hill is a hamlet on the A6006 road, in the parish of Asfordby, in the Melton district, which benefits from having its own primary school. Approximately one mile from Melton Mowbray and convenient for Loughborough and Leicester.

The accommodation on offer comprises of; entrance hall, cloakroom, lounge and kitchen diner to the ground floor. Three bedrooms, one being ensuite and a family bathroom to the first floor. Outside the property benefits from ample off road parking and an enclosed rear garden.

PROPERTY DESCRIPTION Newly built three bedroom semi-detached home situated in a delightful position on the edge of open countryside. Asfordby Hill is a hamlet on the A6006 road, in the parish of Asfordby, in the Melton district, which benefits from having its own primary school. Approximately one mile from Melton Mowbray and convenient for Loughborough and Leicester. The accommodation on offer comprises of; entrance hall, cloakroom, lounge and kitchen diner to the ground floor. Three bedrooms, one being ensuite and a family bathroom to the first floor. Outside the property benefits from ample off road parking and an enclosed rear garden.

ENTRANCE HALL Having stairs rising to the first floor, under stair storage cupboard, door to the cloak room, radiator and doors off to the lounge and kitchen diner.

CLOAKROOM 2' 9" x 5' 6" (.84m x 1.69m) Comprising of a wall mounted wash hand basin, low flush WC, radiator and an obscure glazed window.

LOUNGE 9' 6" x 14' 7" (2.92m x 4.45m) A nicely proportioned room having a window to the front aspect and radiator.

KITCHEN/DINER 16' 5" x 12' 10" (5.02m x 3.93m reducing to 3.60m) Spacious kitchen diner having ample room for dining furniture with tri-fold doors opening out onto the rear garden making a fantastic entertaining space. The kitchen area has been fitted with a modern range of wall, base and drawer units, roll edge work surfaces, stainless steel sink and drainer unit, space and plumbing for a washing machine, integrated electric oven and gas hob with extractor hood over. Window over looking the rear garden. radiator and inset LED lighting.

LANDING Taking the stairs from the entrance hall to the first floor having a window to the side aspect, storage cupboard and doors off to;

MASTER BEDROOM 10' 11" x 11' 3" (3.35m x 3.45m) Having a window to the front aspect, radiator, built-in

wardrobe and door to the ensuite.

ENSUITE 6' 0" x 6' 9" (1.83m x 2.06m) Comprising of a shower cubicle, low flush WC, pedestal wash hand basin, heated towel rail and an obscure glazed window.

BEDROOM TWO 8' 8" x 11' 1" (2.65m x 3.38m) Another double room having a window to the rear aspect and radiator.

BEDROOM THREE 9' 4" x 7' 5" (2.87m x 2.27m) Having a window to the rear aspect and radiator.

BATHROOM 6' 1" x 5' 6" (1.87m x 1.68m) Comprising of a panel bath, pedestal wash hand basin, low flush WC, heated towel rail and an obscure glazed window.

OUTSIDE TO THE FRONT Block paved driveaway to the front providing off road parking for two vehicles, paved pathway to the side leading to the rear garden.

REAR GARDEN Having a small patio adjacent to the property, formal lawn (turf will be laid shortly) and wood panel fencing to the boundary.

AGENTS NOTE All specifications, measurements, floorplans and artwork have been provided by the seller.

HOW TO BUY THIS PROPERTY There is a £500 reservation fee, please ask for details.

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.

NEW BUILD WARRANTY There is a 10 Year Structural Defects insurance from ICW.

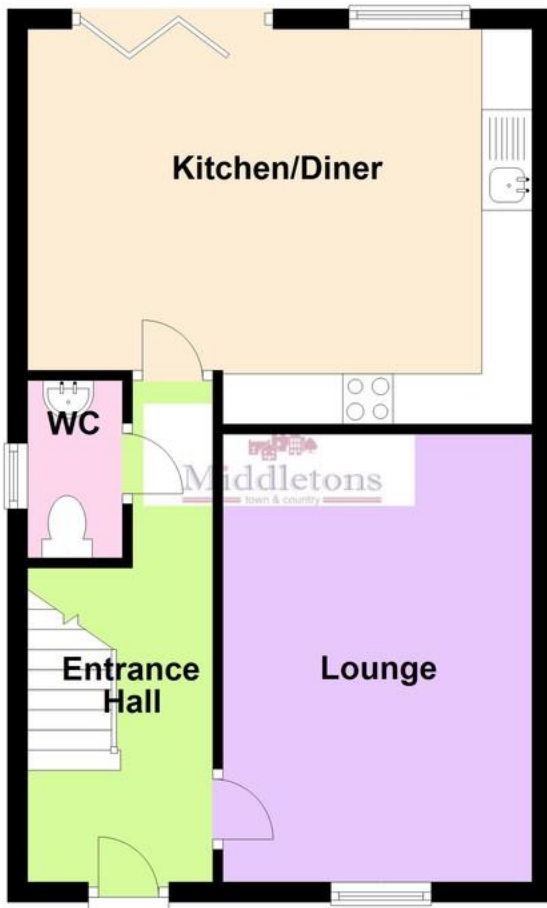






Ground Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



Total area: approx. 85.0 sq. metres (915.3 sq. feet)

This floorplan has been produced by Middeltons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

%epcGraph_c_1_300%

01664 566258

www.middeltons.uk.com
info@middeltons.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 are 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.