

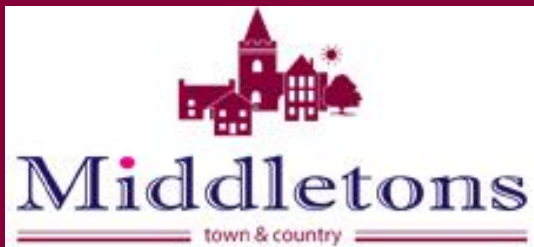


REGENCY ROAD, ASFORDBY

Asking Price Of £399,995

Three Bedrooms

Freehold



DETACHED BUNGALOW

ANNEX OVER GARAGE

ENSUITE TO MASTER

CHAIN FREE

DOUBLE GARAGE

FOUR BRICK BUILT STABLES

VILLAGE WITH AMENITIES

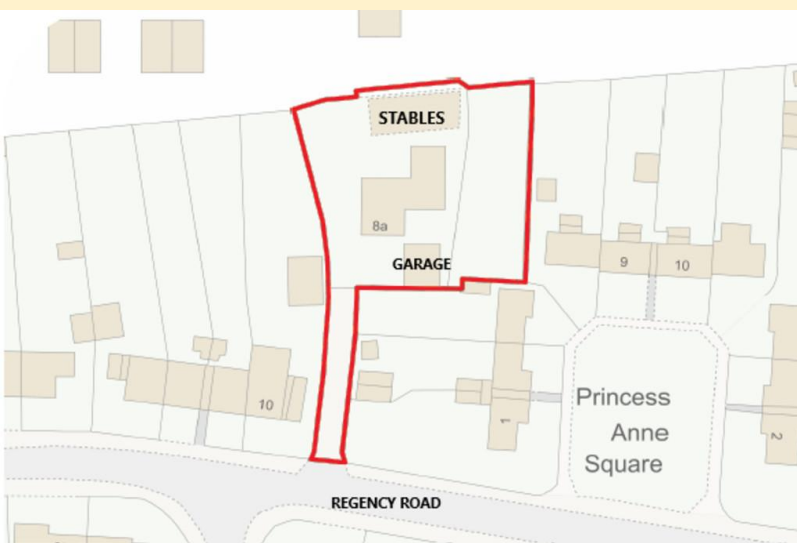
PLOT APPROX 0.35 ACRES

COUNCIL TAX BAND D

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Offered with no upward chain, three bedroom detached bungalow with stabling and annex over the garage. 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, dining kitchen, rear hallway with utility and WC, inner hallway, three bedrooms, one having an ensuite shower room and a family bathroom with Separate Shower Cubicle. Outside the property benefits from ample off road parking, a double garage with annex above, four brick built stables and a large plot to the rear.



ENTRANCE HALL 9' 8" x 16' 3" (2.97m x 4.96m) Solid wood door into the large entrance hall which could be used as a home office. Window to the side aspect, radiator, beamed ceiling, wood flooring and doors off to the lounge and inner hallway.

LOUNGE 16' 3" x 18' 2" (4.97m x 5.54m) Nicely proportioned spacious lounge having french doors to the rear garden, a further two windows to the side, exposed brick open fireplace with gas connection, TV aerial point, two radiators, wood flooring and doors to the kitchen and entrance hall.

KITCHEN/DINER 17' 3" x 11' 10" (5.26m x 3.61m) Fitted with wall, base and drawer units, worksurfaces with composite one and a half bowl sink and drainer, Rangemaster cooker with extractor hood over, space for a fridge freezer and space for an under counter fridge. Feature exposed brick open fireplace to the dining area, radiator, flagstone flooring and dual aspect windows.

REAR HALLWAY Having doors off to the cloak room and utility room, external stable door to the stable yard.

UTILITY ROOM 5' 9" x 9' 3" (1.76m x 2.83m) Having worksurfaces, Belfast sink, space and plumbing for a washing machine, wall mounted Glow worm central heating boiler, tiled flooring and a window to the rear aspect.

CLOAKROOM 5' 9" x 4' 6" (1.77m x 1.39m) Comprising of a low flush WC, pedestal wash hand basin, radiator, tiled flooring and an obscure glazed window.

INNER HALLWAY Having doors off to;

MASTER BEDROOM 12' 11" x 13' 0" (3.96m x 3.97m) Having a window overlooking the stables, radiator, TV aerial point, cupboard housing the water tank, fitted double wardrobe and door to the ensuite.

ENSUITE 3' 9" x 9' 8" (1.15m x 2.96m) Comprising of a low flush WC, pedestal wash hand basin, walk-in shower cubicle, radiator and an obscure glazed window.

BEDROOM TWO 15' 3" x 9' 8" (4.66m x 2.96m) Having a window to the rear aspect, radiator and TV aerial point.

BEDROOM THREE 11' 7" x 8' 9" (3.54m x 2.67m) Having a window to the front aspect, radiator, TV aerial point and wall mounted fuse box.

BATHROOM 8' 5" x 9' 5" (2.57m x 2.88m) Five piece bathroom comprising of a free standing bath, low flush WC, bidet, pedestal wash hand basin and a walk-in shower cubicle. Obscure glazed window, radiator, part tiled walls and flooring.

GARAGE 19' 1" x 21' 4" (5.84m x 6.52m) Double garage having an up and over door, worksurface with stainless steel sink with water heater, wall mounted central heating boiler and two radiators.

ANNEX OVER GARAGE 14' 2" x 13' 3" (4.33m x 4.06m) Taking the stairs from the rear of the garage to the annex, having two Velux windows, two radiator, laminate wood flooring and door to the shower room.

SHOWER ROOM Comprising of a low flush WC, wall mounted wash hand basin, walk-in shower cubicle and a heated towel rail.

DRIVEWAY Long driveway providing vehicular access to the property and pedestrian access to the properties beyond.

STABLE BLOCK Block of four brick built stables with kick bolts, safety railing to the windows and lighting.

GARDENS The stable yard area has two outdoor taps and is secured with post and rail fencing with a double five bar gate to the front. Opening through to the large plot at the side which could be used for grazing or as an exercising area. Rear garden area from the french doors in the lounge could lend itself to a south facing patio seating area. Ample off road parking in front of the garage which again is secured with post and rail fencing with a double five bar gate for access to the front.

IMPORTANT INFORMATION The redline plan identifies the boundaries under the Title LT516582. Within the Title Plan, the strip of road leading from Regency Road running adjacent to the western boundary is subject to Pedestrian rights of way that are granted by a Deed dated 25 January 2022 made between (1) Deeley Homes Limited and (2) Western Power Distribution (East Midlands) Plc and affect the registered land. The said Deed also contains restrictive covenants by the grantor

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.





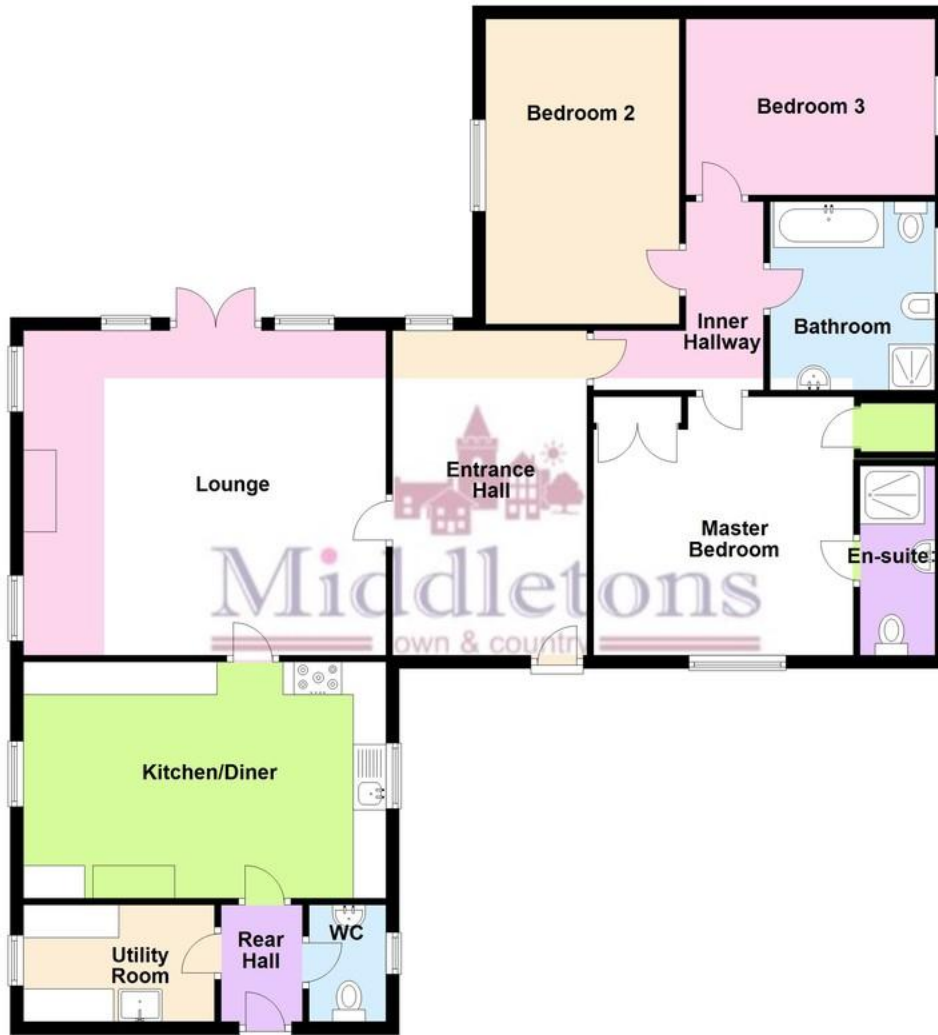


DOUBLE GARAGE

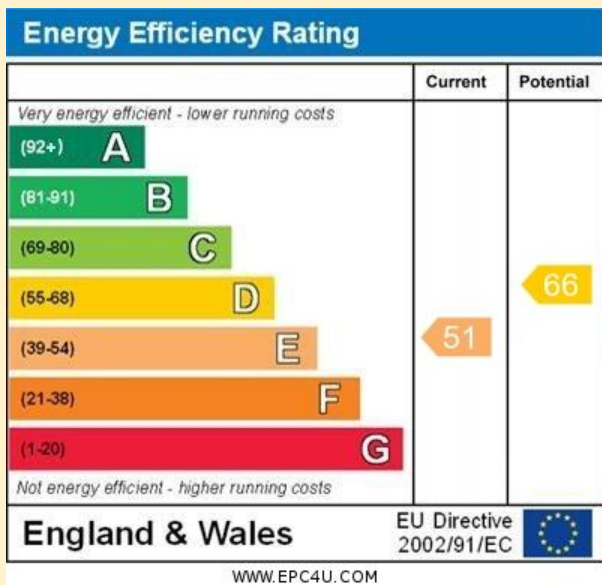


ANNEX

Ground Floor



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



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THE PROPERTY OMBUDSMAN
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