



**STATION LANE, ASFORDBY**

**Asking Price Of £425,000**

**Five Bedrooms**

**Freehold**



**DETACHED HOUSE**

**DOWNSTAIRS WC**

**PRIVATE GENEROUS PLOT**

**LOCAL SCHOOLS NEARBY**

**CHAIN FREE**

**GARAGE AND DRIVEWAY**

**VILLAGE WITH AMENITIES**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND E**

**01664 566258**

**info@middletons.uk.com**





An exciting opportunity to acquire this five bedroom detached family home occupying a private, generous plot 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; entrance hall, cloakroom, lounge, study, large kitchen and a dining room to the ground floor. Five bedrooms, separate WC and a family shower room to the first floor. The property is accessed by a private drive shared with one neighboring property with ample off road parking, garage and extensive, well established gardens.

**PROPERTY DESCRIPTION** An exciting opportunity to acquire this five bedroom detached family home occupying a private, generous plot 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 accommodation on offer comprises; entrance hall, cloakroom, lounge, study, large kitchen and a dining room to the ground floor. Five bedrooms, separate WC and a family shower room to the first floor. The property is accessed by a private drive shared with one neighboring property with ample off road parking, garage and extensive, well established gardens.

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

**CLOAKROOM** 8' 11" x 2' 9" (2.72m x 0.85m) Comprising of a low flush WC and a wall mounted wash hand basin.

**LOUNGE** 17' 3" x 11' 9" (5.27m x 3.6m) Having a window to the front aspect and patio doors to the side aspect, this reception room has plenty of natural light. Feature fireplace with a gas fire, radiator, carpet flooring and french doors through to the dining room.

**STUDY** 8' 11" x 11' 10" (2.72m x 3.61m) A great space for a home office having a window to the front aspect, radiator and carpet flooring.

**KITCHEN/BREAKFAST ROOM** 19' 0" x 11' 7" (5.81m x 3.54m) Spacious breakfast kitchen offering the opportunity to create a modern open-plan entertaining space. Currently fitted with Howdens wall, base and drawer units, two sink and drainer units, space and plumbing for a washing machine, space for a tumble dryer, integrated dishwasher, space for a free standing cooker with extractor hood over. Three dual aspect windows and an external door to the gardens, part tiled

part vinyl flooring and sliding doors to the dining room.

**DINING ROOM** 10' 5" x 8' 8" (3.2m x 2.65m) Having a window over looking the garden, radiator and carpet flooring.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having doors off to;

**MASTER BEDROOM** 10' 5" x 10' 5" (3.19m x 3.18m) Having a window to the front aspect, radiator, fitted wardrobes and carpet flooring.

**BEDROOM TWO** 12' 4" x 10' 1" (3.77m x 3.09m) Having a window over looking the rear garden, radiator, built-in wardrobe and carpet flooring.

**BEDROOM THREE** 14' 3" x 8' 11" (4.35m x 2.74m) Having a window to the front aspect, radiator, built-in wardrobe and carpet flooring.

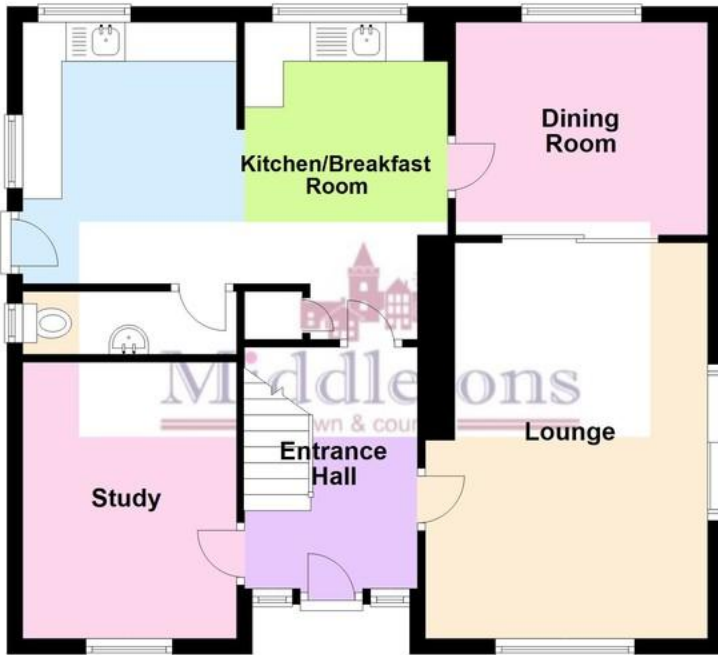
**SHOWER ROOM** 7' 7" x 6' 1" (2.32m x 1.86m) Having a walk-in double shower cubicle, vanity unit wash hand basin and a heated towel rail.



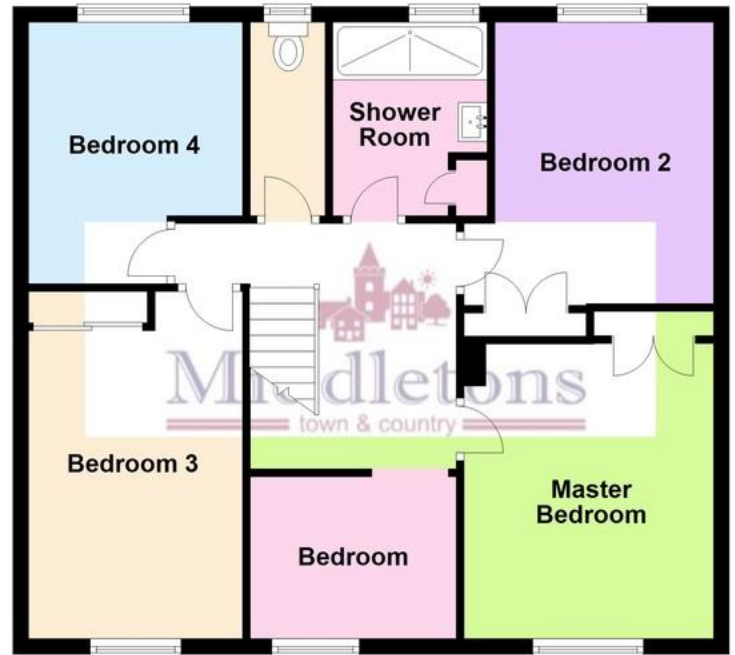




### Ground Floor



### 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>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.