



## MORRIS CAM WALK, ASFORDBY

Asking Price Of £215,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

FRONT AND REAR GARDENS

CHAIN FREE

LOCAL SCHOOLS NEARBY

GARAGE / OFF ROAD PARKING

GREAT FIRST TIME BUY

VILLAGE WITH AMENITIES

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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





Semi-detached three bedroom family home situated in the village of Asfordby approximately four miles west of Melton Mowbray. Asfordby is a well serviced village having a primary school, doctors surgery, hairdressers, the co-op and Northfield stores and several restaurants and take away establishments. A regular bus service runs to Melton, Grantham, Loughborough and Leicester.

The accommodation on offer comprises of; Entrance porch, hallway, lounge, dining area and kitchen to the ground floor. Three bedrooms and a family bathroom to the second floor. The property benefits from off road parking and a garage to the rear, front and rear gardens.



**PORCH** Entering the property via a glazed door in to the entrance porch with stairs rising to the first floor, radiator, carpet flooring and a door through to the lounge.

**LOUNGE** 14' 1" x 12' 5" (4.31m x 3.81m) This nicely proportioned room has a window to the front aspect, radiator, stone display shelf, electric fire, carpet flooring continuing through to the dining area.

**DINING AREA** 7' 6" x 8' 3" (2.30m x 2.54m) Having patio doors opening out onto the rear garden, radiator and door through to the kitchen.

**KITCHEN** 9' 3" x 8' 4" (2.84m x 2.56m) Fitted with a range of wall, drawer and base units, work surfaces with tiled splash backs, stainless steel sink and drainer unit, space and plumbing for a washing machine. Integrated appliances to include; fridge freezer, electric oven, four ring gas hob with extractor over. External door leading to the rear garden, double glazed window to the rear aspect, under stairs storage cupboard and cushioned vinyl flooring.

**LANDING** Taking the stairs to the first floor landing with a double glazed window to the side aspect, loft access hatch and doors to;

**MASTER BEDROOM** 10' 7" x 10' 10" (3.25m x 3.31m) Having a double glazed window to the rear aspect, radiator, built-in wardrobes and carpet flooring.

**BEDROOM TWO** 10' 10" x 7' 4" (3.32m x 2.24m) Having a window to the front aspect, radiator, built-in wardrobe and carpet flooring.

**BATHROOM** Having a panel bath with shower over and folding glazed shower screen, pedestal wash hand basin and a low flush WC. Obscure glazed window, part tiled walls, radiator and tiled flooring.

**BEDROOM THREE** 9' 7" x 7' 3" (2.94m x 2.22m) Having a window to the front aspect, radiator, fixed cabin bed and carpet flooring.

**FRONT GARDEN** Formal lawn with gravel bed border to one side, paved pathway to the front door and gated access to the garden.

**REAR GARDEN** Having a paved patio area adjacent to the house, garden tap, formal lawn with pathway leading to the rear of the garden with mature shrub and tree borders. Gate giving access to the garage and off road parking, wood panel fencing secures the boundary.

**GARAGE AND PARKING** Located at the rear of the property in the off road parking area, single garage with an up and over door, power and light connected, personnel door to the garden.

**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.

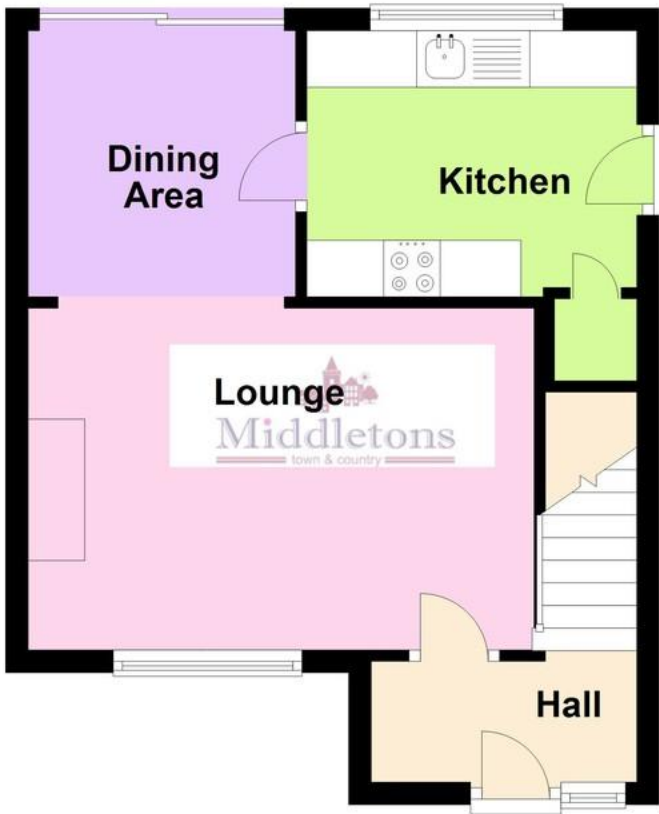
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## Ground Floor



## 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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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.