



**DALGLIESH WAY, ASFORDBY**

**Asking Price Of £425,000**

**Three Bedrooms**

**Freehold**

**DETACHED BUNGALOW**

**TWO RECEPTION ROOMS**

**THREE DOUBLE BEDROOMS**

**LOCAL AMENITIES NEARBY**

**GARAGE AND DRIVEWAY**

**CONSERVATORY**

**VILLAGE WITH AMENITIES**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND D**

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Three bedroom detached bungalow 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.

Spacious flexible accommodation comprising of; entrance hall, lounge, dining room, kitchen, conservatory, separate WC, three bedrooms and a bath/shower room. Outside the property benefits from ample off road parking, garage and a good sized landscaped rear garden.

**PORCH AND HALLWAY** Part glazed door into the porch with a further door into the hallway having two smart lights (switch or remote controlled from your mobile with colour changing function) and doors off to;

**LOUNGE** 10' 9" x 15' 11" (3.30m x 4.86m) A nicely proportioned room having a feature fireplace with solid beam mantel, inset log burner, radiator, sun tunnel light to the ceiling allowing natural light into the room, carpet flooring and opening through to the dining room.

**DINING ROOM** 12' 0" x 12' 2" (3.68m x 3.73m) Having a large window and french doors to the garden and a central skylight with fitted blinds, radiator, LED smart lights and laminate wood flooring.

**KITCHEN** 14' 3" x 8' 9" (4.35m x 2.68m) Fitted with a range of high gloss wall, base and drawer units with work surfaces over, stainless steel one and a half bowl sink and drainer unit with flexi-hose mixer tap, tiled splash backs, space and plumbing for both a washing machine and dishwasher, space for a range cooker with extractor fan above and an integrated fridge. Window over looking the rear garden, tiled flooring, USB sockets, modern vertical radiator and a smart light.

**CONSERVATORY** 19' 5" x 8' 0" (5.92m x 2.46m) Accessed from the kitchen having a dwarf wall base and UPVC upper construction, radiator, two smart lights, cushioned vinyl flooring, door to the WC and garage and french doors to the rear garden.

**WC** Having a dual wash hand basin and low flush WC which can conserve water by using the water from the basin to flush to save water if desired. Obscure glazed window and cushion vinyl flooring.

**MASTER BEDROOM** 10' 9" x 16' 3" (3.29m x 4.96m) Currently used as a snug, having a window to the front aspect, radiator, smart light and carpet flooring.

**BEDROOM TWO** 11' 8" x 8' 5" (3.56m x 2.59m) Having a window to the front aspect, radiator, carpet flooring and smart light.

**BEDROOM THREE** 8' 9" x 10' 5" (2.68m x 3.20m) Having a window to the conservatory, radiator, carpet flooring and smart light.

**BATHROOM** 6' 4" x 11' 3" (1.95m x 3.45m) Four piece suite comprising of a shower cubicle, panel bath, pedestal wash hand basin and a low flush WC. Obscure glazed window, heated towel rail, extractor fan, spot lights, tiled walls and flooring.

**FRONT GARDEN** Having a dwarf wall to the boundary with a generous block paved drive providing ample off road parking and leading to the garage with security light. Path down the side with gate to the rear garden.

**GARAGE** Electric door, power and lighting, water tap and plumbing for a washing machine. Personnel door to the conservatory.

**REAR GARDEN** Beautifully landscaped garden having paved patio adjacent to the bungalow continuing as a pathway to a further seating area boasting a wooden gazebo with electric sockets and smart lighting making a great space to enjoy outside. Formal lawns with established shrub borders, raised bed, gravel beds, fish pond and garden shed with power and lighting. Wood panel fencing secures the boundary, hot and cold water taps and security lighting.

**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



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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(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>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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Approved Redress Scheme

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