



MEADOW CLOSE, ASFORDBY

Asking Price Of £440,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS CLOAKROOM

PRIVATE EAST FACING GARDEN

LOCAL SCHOOLS NEARBY

GARAGE AND DRIVEWAY

TUCKED AWAY POSITION

VILLAGE WITH AMENITIES

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND E

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Beautifully presented four bedroom detached house 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 of; entrance hall, cloakroom, lounge, dining kitchen, utility room, dining room and snug to the ground floor. Four good sized bedrooms, ensuite to the principle bedroom and a four piece family bathroom to the first floor. Outside the property benefits from a landscaped front garden with a tarmac driveway leading to the garage and a very well established landscaped rear garden.

ENTRANCE HALL Part glazed door into the entrance hall having stairs rising to the first floor landing, under stair storage cupboard, radiator, wood flooring and oak doors off to;

CLOAKROOM 3' 2" x 5' 10" (.98m x 1.78m) Comprising of a low flush WC and a pedestal wash hand basin. Tiled flooring, radiator and extractor fan.

LOUNGE 16' 8" x 12' 5" (5.09m x 3.80m) Having dual aspect windows over looking the rear garden, feature fireplace with gas fire, radiator and wood flooring.

KITCHEN/DINER 12' 5" x 13' 2" (3.79m x 4.02m) Having a window and French doors to the rear garden, space for a dining table, fitted modern kitchen comprising of wall, base and drawer units with granite return work surfaces over, Franke under counter stainless steel sink, integrated dishwasher, Neff eye level double oven, gas hob with extractor hood over and an integrated full sized fridge freezer. Door to the utility room, radiator and tiled flooring.

UTILITY ROOM 5' 10" x 7' 8" (1.79m x 2.34m) Fitted with wall and base units with roll top work surface and a stainless steel sink and drainer unit, space and plumbing for a washing machine, space for and under counter fridge or freezer, wall mounted Glow Worm central heating boiler, tiled flooring and personnel door to the garage.

DINING ROOM 11' 1" x 9' 11" (3.39m x 3.03m) Having a window to the front aspect, radiator and wood flooring.

SNUG 11' 5" x 7' 11" (3.5m x 2.43m) Currently used as a snug this room could be utilised as a home office, having a window to the front aspect, radiator and carpet flooring.

LANDING Taking the return staircase to the first floor landing having a window mid-way to the side aspect, galleried landing having access hatch to the loft space which has lighting and insulation. Oak doors off to;

PRINCIPLE BEDROOM 16' 11" x 12' 8" (5.16m x 3.87m) Generous room having a window to the rear aspect, radiator, carpet flooring and door to the ensuite shower room.

ENSUITE 5' 2" x 10' 3" (1.58m x 3.13m) Comprising of a walk-in shower cubicle, pedestal wash hand basin and a low flush WC. Obscure glazed window, radiator, bathroom cabinet and tiled flooring.

BEDROOM TWO 10' 1" x 11' 4" (3.09m x 3.46m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 8' 10" x 13' 7" (2.7m x 4.16m) Having a window to the rear aspect, radiator and carpet flooring.

BATHROOM 10' 2" x 6' 6" (3.11m x 2m) For piece suite comprising of a pedestal wash hand basin, double ended bath, low flush WC and a shower cubicle. Obscure glazed window, radiator and tiled flooring.

BEDROOM FOUR 8' 9" x 13' 5" (2.69m x 4.10m) Having a window to the front aspect, radiator and carpet flooring.

FRONT GARDEN Having a shrub and rockery garden to one side of the tarmac driveway with a formal lawn to the other side with mature trees and flower beds. Ample off road parking and access to the garage.

GARAGE 16' 11" x 8' 5" (5.18m x 2.57m) Having an up and over door, power and light connected, roof storage and personnel door to the utility room.

REAR GARDEN The rear garden has been lovingly planted with a great assortment of flowers, shrubs, fruit trees and mature trees creating a private east facing garden with a well tended formal lawn. Patio seating area with garden tap and shed adjacent to the house with a further seating area at the top of the garden to take advantage of the evening sun. Gated side access to the front drive, brick walling and wood panel fencing to the boundary.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middleton's, 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.

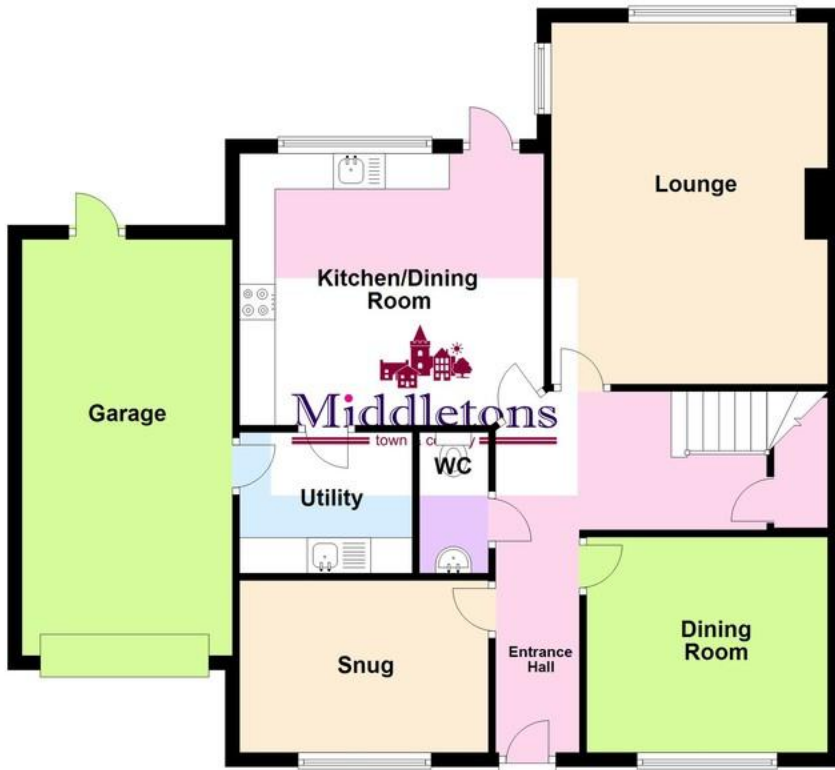






Ground Floor

Approx. 94.7 sq. metres (1019.5 sq. feet)



First Floor

Approx. 76.8 sq. metres (826.7 sq. feet)



Total area: approx. 171.5 sq. metres (1846.2 sq. feet)

This floorplan has been produced by Middeltons 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>		
(92-100) A		
(81-91) B		86
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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.