



## WESTERN ROAD, ASFORDBY



Offers Over £450,000

Three Bedrooms

Freehold

DETACHED PROPERTY

GARAGE AND DRIVEWAY

PRIVATE PLOT

SPLIT LEVEL GROUND FLOOR

WRAP AROUND GARDENS

UNDER FLOOR HEATING

VILLAGE WITH AMENITIES

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Tucked away in a private wrap around plot, an individually built three bedroom split-level "Barn Conversion" style property. Offering versatile and spacious accommodation and benefiting from an LABC warranty. 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 porch, kitchen diner, utility room, cloakroom and lounge to the ground floor. Short staircase to a second level on the ground floor which has two double bedrooms, one ensuite shower room and a Jack and Jill bathroom. Stairs from the lounge lead to a mezzanine landing giving access to a further double bedroom with walk in wardrobe. Outside the property benefits from off road parking and a garage to the front with landscaped wrap around gardens making it very private from all aspects.

**ENTRANCE PORCH** Composite door into the glazed oak framed entrance porch having a stone paved floor and a further glazed door and side windows into the dining kitchen allowing the natural light to filter through.

**KITCHEN/DINER** 13' 5" x 17' 7" (4.10m x 5.38m) Having a feature vaulted ceiling with windows to allow more natural light into the dining kitchen. Fitted with bespoke wall, base and drawer units with solid square edge return wood block work surfaces over, Carron Phoenix composite sink and drainer with a swan neck hose tap over and fitted recycle bins in the base unit. Integrated appliances include an eye level microwave, oven, large Neff induction hob with extractor over, fridge freezer and dishwasher. Window over looking the rear gardens, porcelain tiled flooring with zone controlled under floor heating, hardwired heat detector, inset spot lights and doors off to the utility room and lounge and steps up to the inner hallway.

**UTILITY ROOM** 5' 6" x 8' 9" (1.68m x 2.69m) Fitted with wall and base units with square edge return block wood work surface, circular stainless steel sink with mixer tap over, space and plumbing for a washing machine, extractor fan, porcelain tiled flooring with zone controlled under floor heating, window and external composite door to the rear garden and door to the cloakroom.

**CLOAKROOM** 3' 11" x 4' 5" (1.2m x 1.35m) Comprising of a close coupled WC, vanity unit wash hand basin, cupboard housing the under floor heating system, extractor fan and porcelain tiled flooring with zone controlled underfloor heating.

**LOUNGE** 17' 9" x 16' 11" (5.42m x 5.18m) Having a double height vaulted ceiling with a feature arched French doors to the garden, two windows to the side aspect, multi-fuel log burner, zoned lighting and lamp sockets around the room which are controlled by one switch. Stairs rising to the first floor landing, under stairs storage cupboard, carpet flooring and zone controlled under floor heating.

**INNER HALLWAY** Taking the short staircase to the inner hallway having a window over looking the front gardens, smoke detectors, carpet flooring with zone controlled under floor heating and doors off to;

**BEDROOM TWO** 16' 10" x 9' 4" (5.15m x 2.85m) Having a window over looking the rear gardens, carpet flooring with zone controlled under floor heating and door to the ensuite shower room.

**ENSUITE** 4' 6" x 8' 11" (1.38m x 2.73m) Comprising of a walk-in shower cubicle, close coupled WC, vanity unit wash hand basin with waterfall mixer tap, heated towel rail, Velux window, inset spot lights, Icon extractor fan, ceramic tiled flooring with zone controlled under floor heating.

**MASTER BEDROOM** 12' 10" x 14' 9" (3.92m x 4.52m) Having a window over looking the front gardens, carpet flooring with zone controlled under floor heating and door to the Jack and Jill bathroom.

**JACK AND JILL BATHROOM** 8' 11" x 5' 6" (2.74m x 1.70m) Comprising of a 'P' shaped bath with fixed waterfall shower head and shower riser, close coupled WC, vanity unit wash hand basin, heated towel rail, electric Velux window, Icon extractor fan, ceramic tiled flooring with zone controlled under floor heating and door to the inner hallway.

**MEZZANINE LANDING** Taking the stairs from the lounge to the first floor mezzanine landing with door to the third bedroom/home office.

**BEDROOM THREE/HOME OFFICE** 11' 7" x 12' 5" (3.55m x 3.8m) Having two picture windows looking down into the kitchen diner, two Velux windows, one incorporating a fire escape, both with fitted blinds, carpet flooring, radiator and thermostat. Door to the walk-in wardrobe.

**WALK-IN WARDROBE** 5' 7" x 12' 5" (1.71m x 3.80m) Having the option to convert into an ensuite, this handy space has a Velux window, radiator and carpet flooring.

**GARAGE AND DRIVEWAY** Double gates lead to parking space in front of the single garage with a single foot gate to the front drive and gardens. The single garage has an up and over door. Double gates to a further gravelled area providing further off road parking. Powered security lights and outside lighting throughout the gardens. Outside tap.

**WORKSHOP** Timber built workshop situated on the gravelled parking area.

**GARDENS** Beautifully landscaped to create private gardens all around the property. Having gravel pathways with timber framing screening the gardens, raised formal lawn at the front which has mature shrub beds and a central tree, further raised beds and a seating area adjacent to the French doors of the lounge. Side pathway with lighting to the rear of the property leading to lawn with gravel pathways, garden shed, summer house, mature shrub beds and trees creating a private secluded woodland feel garden. Gated access to a storage space. Steps down to the rear of the property giving access to the back door. Gravel pathway continuing around the side bringing you back to the front 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.

**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.

**AGENTS NOTE** In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Middletons Estate Agents.









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>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(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	
WWW.EPC4U.COM		

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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.