



## **KLONDYKE WAY, ASFORDBY**

**Offers Over £295,000**

**Three Bedrooms**

**Freehold**



**DETACHED HOUSE**

**LARGE GARDEN**

**THREE BEDROOMS**

**LOCAL SCHOOLS NEARBY**

**GARAGE AND DRIVEWAY**

**COUNTRYSIDE VIEWS**

**VILLAGE WITH AMENITIES**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

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Three bedroom detached house with countryside views situated in the well serviced village of Asfordby. The village has ample amenities to include a local primary school, doctors surgery, takeaways and hairdressers to name a few. There are regular bus services to Melton, Grantham, Loughborough and Leicester.

The accommodation on offer comprises of; entrance hall, lounge, kitchen and dining room to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. The property also benefits from a driveway, good sized rear garden and a detached garage. The property backs on to allotments with countryside views.

**ENTRANCE HALL** Stylish composite door into the entrance hall having stairs rising to the first floor landing, under stair storage cupboard, radiator, cupboard housing the condenser boiler (3yrs old) and laminate wood flooring.

**LOUNGE** 17' 2" x 12' 4" (5.25m x 3.76m) Nicely proportioned lounge having a walk-in box bay window to the front aspect, radiator, wall mounted gas fire (currently not connected), laminate wood flooring continuing through an open archway to the dining room.

**DINING ROOM** 10' 2" x 9' 11" (3.1m x 3.03m) Spacious dining room having French doors to the rear garden, radiator, laminate wood flooring and door to the kitchen.

**KITCHEN** 19' 2" x 8' 1" (5.85m x 2.48m) Extended kitchen fitted with shaker style wall, base and drawer units with work surfaces over, tiled splash backs, one and a half bowl sink and drainer with mixer tap over, space and plumbing for a washing machine and dishwasher in the built-in pantry, Coach Master range cooker with a five ring gas hob and extractor hood over. Window and external door to the garden, vinyl flooring and space for a freestanding fridge freezer.

**LANDING** Taking the stairs from the entrance hall to the first floor having a window to the side aspect, loft access hatch to the boarded attic space with lighting and doors off to;

**MASTER BEDROOM** 12' 5" x 12' 5" (3.80m x 3.80m) Having a large window to the rear aspect, radiator, airing cupboard housing the hot water tank and carpet flooring.

**BEDROOM TWO** 11' 3" x 11' 1" (3.45m x 3.39m) Having a large window to the front aspect, radiator and carpet flooring.

**BATHROOM** 5' 11" x 7' 6" (1.82m x 2.31m) Comprising of a panel bath with shower riser over and shower tap attachment, vanity unit wash hand basin and a close coupled WC. Obscure double glazed window, radiator, tiled walls and waterproof laminate flooring.

**BEDROOM THREE** 7' 8" x 7' 4" (2.35m x 2.26m) Having a window to the front aspect, radiator and carpet flooring.

**FRONT ASPECT** Paved drive and gravel to the front providing generous off road parking for several vehicles and a Pod Point electric car charger. Double gates giving access to the garage and rear garden and an outdoor electrical socket

**REAR GARDEN** Having a paved patio area adjacent to the house, outside tap, formal lawn with stepping stone paving leading to a private gravelled seating area to the rear of the garage making the most of the evening sun. Established flower and shrub borders, garden tap, raised planters, wood panel fencing secures the boundary.

**GARAGE** 18' 10" x 9' 0" (5.75m x 2.75m) Having an up and over door, power and light connected.

**SOLAR PANELS** The solar panels on this property are owned. They produces up to 5kw per hour. They where installed in February and have a 25 year warranty.

**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.

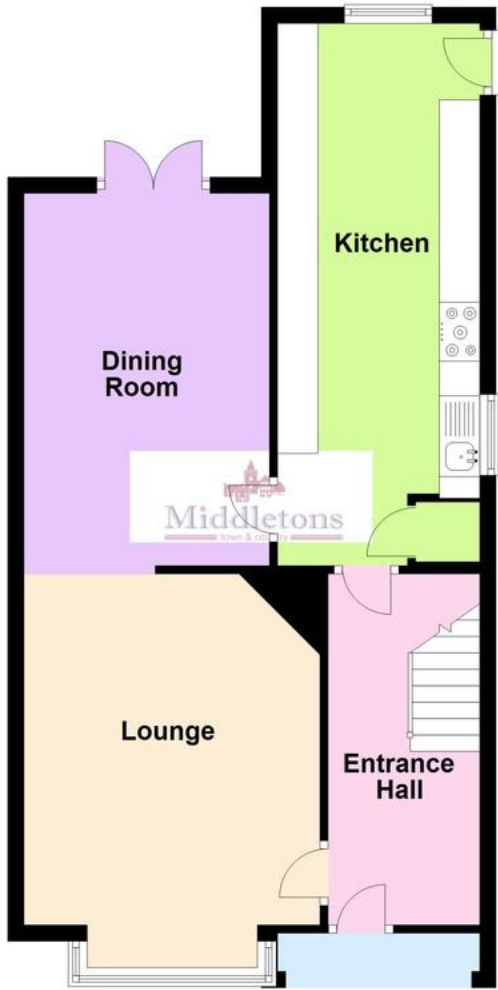
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## Ground Floor



## 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	91
(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>		
Not energy efficient - higher running costs		
<b>England &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.