



KLONDYKE WAY, ASFORDBY

Asking Price Of £315,000

Three Bedrooms

Freehold



DETACHED HOUSE

HIGHLY ENERGY EFFICIENT

HEAT SOURCE PUMP

LOCAL SCHOOLS NEARBY

DRIVEWAY AND GARAGE

SOLAR PANELS

VILLAGE WITH AMENITIES

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

info@middletons.uk.com





Highly energy efficient three bedroom detached house fitted with solar panels and a heat source pump making it a score of 100 on the EPC rating. Having countryside views and 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, open-plan kitchen and dining room to the ground floor. Three bedrooms and a family bathroom to the first floor. The property also benefits from a front garden with driveway, garage and a good sized rear garden that backs onto the allotments. Planning has been applied to extend the property to both the front and rear.

ENTRANCE HALL Stylish composite door into the entrance hall having stairs rising to the first floor landing, under stair storage cupboard, radiator, cupboard and laminate wood flooring.

LOUNGE 16' 1" x 12' 4" (4.9m x 3.76m) Having a walk-in box bay window to the front aspect with fitted venetian blind, chimney breast with wood beam mantel with inset multi-fuel burner, vertical radiator, carpet flooring and double doors through to the dining area.

DINING AREA 10' 2" x 9' 2" (3.1m x 2.79m) Open-plan to the kitchen the dining area has double glazed patio doors opening out on to the rear patio making a great entertaining space, vertical radiator and laminate wood flooring continuing through to the kitchen.

KITCHEN 17' 2" x 8' 0" (5.23m x 2.44m) Fitted with a contemporary range of wall, drawer and base units, square edge work surfaces, inset sink and drainer with mixer tap over, integrated appliances to include an eye level Hotpoint oven with microwave and grill above, Hotpoint induction hob with extractor over and dishwasher. Space and plumbing for a washing machine, space for a freestanding fridge freezer, USB electrical sockets and a cupboard housing the new 162ltr water tank. Window over looking the rear garden and a glazed door to the rear garden.

LANDING Taking the stairs from the entrance hall to the first floor landing with a window to the side aspect and hatch with pull down ladder to the boarded loft with Velux windows, two 5Kwh batteries connected to the 18 solar panels on the roof.

BEDROOM ONE 12' 3" x 10' 3" (3.73m x 3.12m) Having a large window to the rear aspect with open countryside views, USB electric socket, radiator and carpet flooring.

FAMILY BATHROOM 7' 0" x 6' 1" (2.13m x 1.85m) Fitted with a modern white three piece suite comprising of a double ended bath with waterfall and separate shower riser over and glazed shower screen, vanity unit wash hand basin, wall mounted cabinet and a close coupled WC. Obscure glazed window, tiled splash areas, radiator and ceramic tiled floor.

BEDROOM TWO 10' 11" x 11' 5" (3.33m x 3.48m) Having a large window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 7' 5" x 7' 9" (2.26m x 2.36m) Having a window to the front aspect, radiator and carpet flooring.

OUTSIDE TO THE FRONT Having a lawn with planted borders, dwarf wall to the boundary, crazy paved driveway providing ample off road parking for several vehicles leading to double gates giving access to the rear garden and garage.

REAR GARDEN A low maintenance private rear garden with a paved patio area adjacent to the house, heat source pump, gravel beds bordering the lawn, crazy paving continuation of the driveway from the side of the property to the garage. The boundary is secured with wood panel fencing and brick walling. Beyond the garden there are allotments and open countryside. Electric socket at the patio, courtesy lights to the side and rear of the house and the garage.

GARAGE Single garage with up and over door, power and lighting connected having its own fuse board. Six solar panels to the roof with a 5Kwh battery.

SOLAR PANELS The solar panels on this property are owned. Please ask for further details.

IMPORTANT INFORMATION 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.

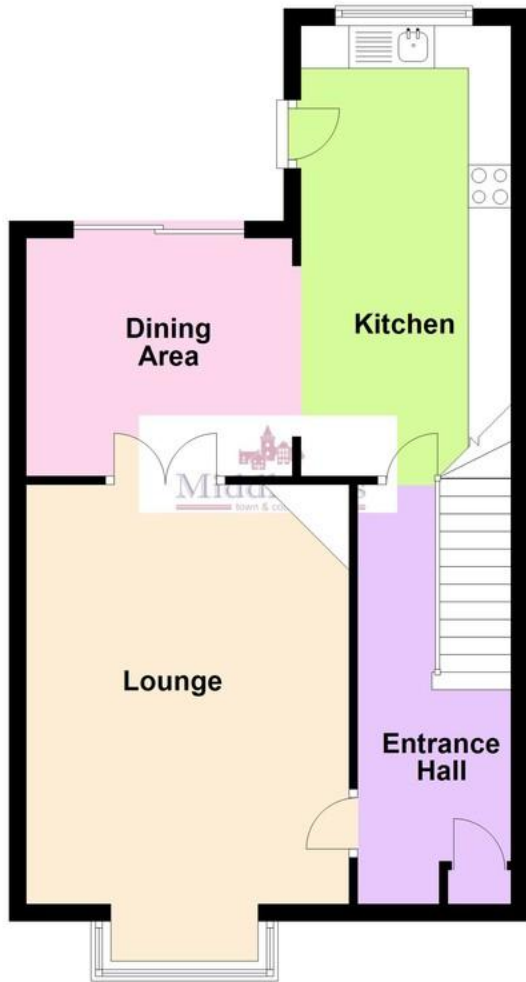
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Ground Floor



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	100	110
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

01664 566258

www.middletons.uk.com
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.