



NEW STREET, ASFORDBY

Asking Price Of £169,950

Two Bedrooms

Freehold



END OF TERRACE

TWO RECEPTION ROOMS

UTILITY

VILLAGE WITH AMENITIES

CHAIN FREE

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND A

01664 566258

info@middletons.uk.com





GREAT FIRST TIME BUY OR INVESTOR OPPORTUNITYCHAIN FREE**

Offered with no upward chain this two bedroom end of terrace is located in the popular village of Asfordby, which is a well serviced village it 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; lounge, dining room, kitchen and utility to the ground floor. Two double bedrooms and a family bathroom to the first floor. The property also benefits from a good sized rear garden with a sun house to the rear.

DINING ROOM 12' 0" x 13' 5" (3.66m x 4.11m) Front door into the dining room, having a double glazed window to the rear aspect, radiator, feature brick fireplace with multi-fuel burner, stairs to the first floor with under stair storage cupboard, laminate wood flooring and part glazed door to the kitchen.

LOUNGE 11' 2" x 12' 0" (3.42m x 3.66m) Having a double glazed window to the front aspect, radiator, feature brick fireplace with open fire, built in cupboard and shelving to the alcove and laminate wood flooring

KITCHEN 6' 0" x 16' 7" (1.83m x 5.06m) Fitted with a modern range of wall, base and drawer units, roll edge work surfaces, tiled splash backs, ceramic one and a half bowl sink and drainer with mixer tap over, space for a cooker and under counter fridge. Double glazed window and door to the side aspect giving access to the rear courtyard, radiator, wall mounted central heating boiler (1 years old) and tiled flooring.

UTILITY ROOM Handy storage room having space and plumbing for a washing machine and room for a freestanding freezer, double glazed window to the side aspect.

LANDING Taking the stairs from the dining room to the first floor landing with doors off to;

MASTER BEDROOM 10' 11" x 12' 0" (3.33m x 3.66m) A good sized double bedroom having a double glazed window to the front aspect, radiator and carpet flooring.

BATHROOM 7' 8" x 5' 9" (2.35m x 1.76m) Recently refitted with a contemporary white three piece suite comprising of a vanity unit wash hand basin, low flush WC and panel bath with shower attachment over and folding shower screen. Obscure glazed window, radiator, tiled walls and vinyl flooring.

BEDROOM TWO 8' 10" x 9' 10" (2.71m x 3.02m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

COURTYARD AND GARDEN Courtyard garden with shared access passage having a gate through to the enclosed rear garden. The garden has a paved patio area adjacent to the house continuing as a path to the rear of the garden where there is a further patio area adjacent to the sun house. Garden shed at the top of the garden, outside tap, formal lawn and shrub beds. The boundary is secured with wood panel fencing.

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



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+) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(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.