



CROMPTON ROAD, ASFORDBY HILL

**Asking Price Of
Four Bedrooms
Freehold**



NEW BUILD

DRIVEWAY AND GARAGE

MASTER BED WITH ENSUITE

COUNTRYSIDE VIEWS

DETACHED HOUSE

10 YEAR NHBC WARRANTY

LOCAL SCHOOLS NEARBY

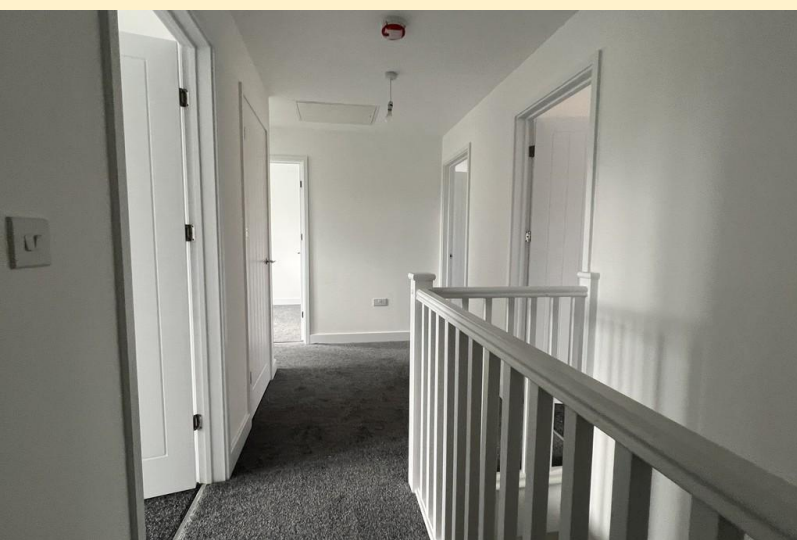
WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND

01664 566258

info@middletons.uk.com





Newly built four bedroom detached house situated on the edge of the countryside in the hamlet of Asfordby hill. West of the historic market town of Melton Mowbray with good commuter links to Leicester, Loughborough and Newark.

The property has gas central heating, new flooring throughout and 10 years NHBC warranty. The accommodation on offer comprises; entrance hall, lounge, dining kitchen, utility room and cloakroom to the ground floor. Four bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from an integral garage, driveway and a secure rear garden.

ENTRANCE HALL Composite door into the entrance hall having stairs rising to the first floor, radiator, carpet flooring and doors off to;

LOUNGE 10' 11" x 16' 6" (3.35m x 5.05m) Having a window to the front aspect, radiator, multi-fuel log burner, built-cupboard and carpet flooring.

KITCHEN/DINER 18' 10" x 11' 6" (5.76m x 3.52m) Spacious kitchen diner having bi-fold doors to the rear garden making a great space to entertain. Fitted with contemporary wall, base and drawer units with work surfaces over, one and a half bowl sink and drainer unit with mixer tap over, integrated electric oven and gas hob with stainless steel extractor hood over. Window to the rear garden, radiator space for a freestanding fridge freezer, inset spotlights and vinyl flooring. Door to the utility room and WC.

UTILITY ROOM 6' 7" x 9' 9" (2.02m x 2.98m) Fitted with a wall and base unit with stainless steel sink and drainer unit, space and plumbing for a washing machine. Door to the WC, external door to the garden, radiator and vinyl flooring.

CLOAKROOM Comprising of a low flush WC and wash hand basin, radiator and vinyl flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing, loft hatch with pull down ladder, storage cupboard, radiator and carpet flooring.

MASTER BEDROOM 11' 11" x 11' 10" (3.65m x 3.62m) Having a window to the rear aspect, radiator, built-in wardrobes and carpet flooring.

ENSUITE 4' 5" x 9' 5" (1.35m x 2.88m) Comprising of a shower cubicle, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, electric shaver socket and vinyl flooring.

BEDROOM TWO 13' 6" x 10' 1" (4.12m x 3.09m) Having a window to the front aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM THREE 11' 4" x 10' 9" (3.47m x 3.30m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM FOUR 8' 1" x 9' 2" (2.47m x 2.8m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM 8' 10" x 10' 7" (2.7m x 3.25m) Comprising of a panel bath with shower attachment, pedestal wash hand basin, heated towel rail and a low flush WC. Obscure glazed window and vinyl flooring.

FRONT ASPECT Having a tarmac driveway providing ample off road parking and leading to the integral garage, formal lawn to the side and gated access to the rear garden.

GARAGE 20' 1" x 9' 7" (6.13m x 2.93m) Having an up and over door, power and light connected.

REAR GARDEN Having a paved patio adjacent to the house and a formal lawn with wood panel fencing to the boundary.

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		92
(81-91) B	83	
(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.