



CHARNWOOD AVENUE, ASFORDBY

Offers over £210,000

Three Bedrooms

Freehold



SEMI-DETACHED

OFF ROAD PARKING

NEWLY FITTED SHOWER ROOM

LOCAL SHOP NEARBY

CORNER PLOT

UTILITY ROOM

CLOSE TO LOCAL SCHOOLS

VILLAGE WITH AMENITIES

COUNCIL TAX BAND B

01664 566258

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Three bedroom semi-detached house occupying a corner plot situated in the popular village of Asfordby. Within close proximity to the local school, doctors surgery, shops, restaurants and more. It has great commuter links for travelling to Melton Mowbray, Leicester, Grantham and Loughborough.

The accommodation in brief comprises; entrance hall, lounge, breakfast kitchen and utility room to the first floor, Three bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking and both front and rear gardens.

ENTRANCE HALL Part glazed door and window to the entrance hall having stairs rising to the first floor landing and doors off to;

LOUNGE 12' 9" x 13' 7" (3.9m x 4.15m) Having a double glazed window to the front aspect, radiator, feature fireplace with a gas fire, TV point and carpet flooring.

KITCHEN/BREAKFAST ROOM 13' 9" x 6' 4" (4.2m x 1.94m) Fitted with a range of modern high gloss wall, base and drawer units with work surfaces over and breakfast bar, stainless steel sink and drainer unit, integrated electric oven and gas hob with extractor hood over. Dual aspect windows to the side and rear garden, in-built pantry, wall mounted central heating boiler, door to the rear lobby.

REAR LOBBY Part glazed door to the garden, radiator and tiled flooring.

UTILITY ROOM 8' 8" x 5' 1" (2.66m x 1.55m) Having a full height storage cupboard and wall unit, work surface with space for both a washing machine and tumble dryer. Window over looking the rear garden and tiled flooring.

LANDING Taking the stairs from the entrance hall to the first floor having a window to the side aspect, loft hatch and doors off to;

MASTER BEDROOM 12' 11" x 9' 7" (3.95m x 2.94m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM TWO 9' 1" x 9' 3" (2.78m x 2.82m) Having a window to the rear aspect, radiator, built-in wardrobes and carpet flooring.

BEDROOM THREE 9' 8" x 6' 0" (2.96m x 1.83m) Having a window to the front aspect, radiator, over stairs storage cupboard and carpet flooring.

SHOWER ROOM 5' 4" x 7' 11" (1.64m x 2.43m) Newly fitted shower room comprising of a corner shower cubicle, heated towel rail, low flush WC and a vanity unit wash hand basin. Obscure glazed window and vinyl flooring.

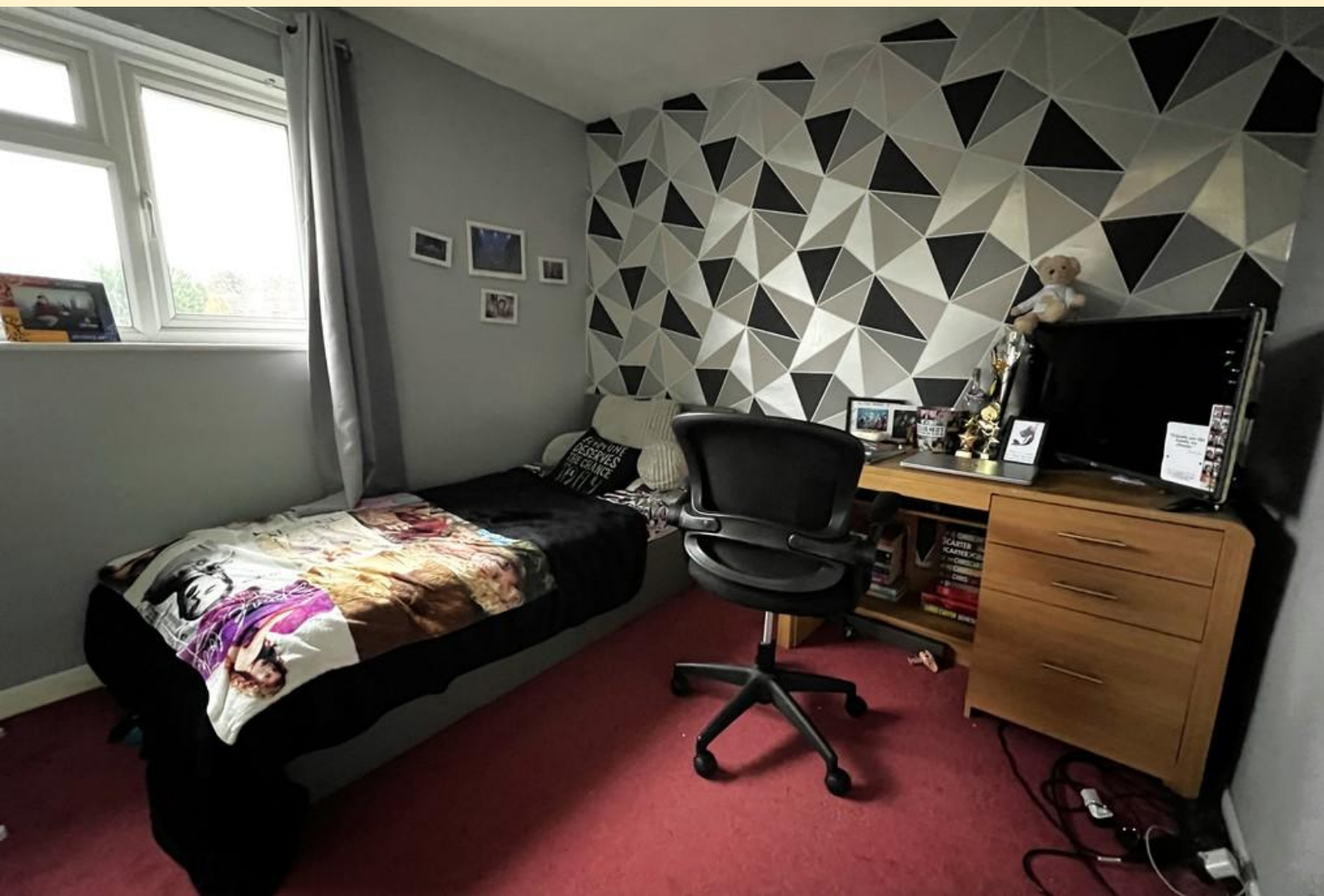
FRONT ASPECT Having a block paved drive providing ample off road parking, lawn to the front with a dwarf wall to the boundary.

REAR GARDEN A good sized rear garden having a block paved seating area adjacent to the house, brick built shed, outside tap, formal lawn and garden shed. Wood panel fencing secures 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.

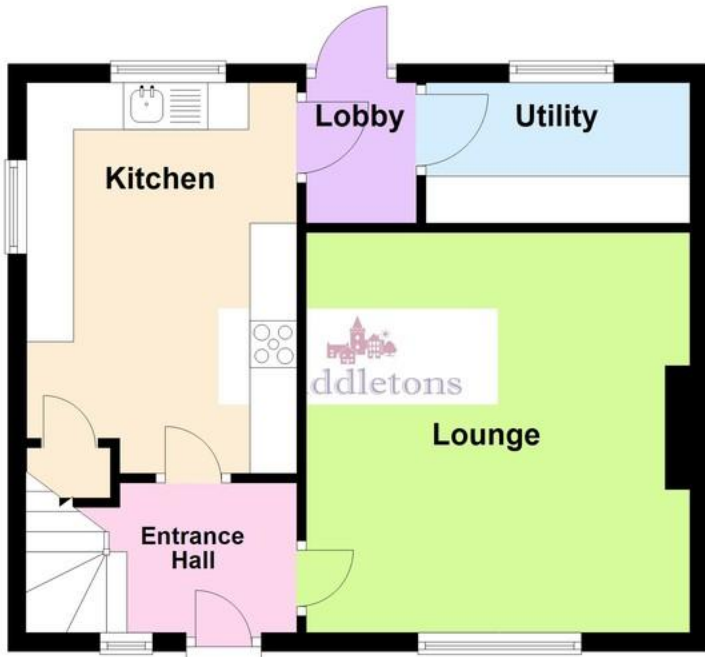
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.