



**PARK VIEW, ASFORDBY**

**Asking Price Of £239,950**

**Three Bedrooms**

**Freehold**



**END TERRACE HOUSE**

**OFF ROAD PARKING**

**ENSUITE SHOWER ROOM**

**VILLAGE WITH AMENITIES**

**MODERN BUILD**

**DOWNSTAIRS WC**

**CLOSE TO LOCAL SCHOOLS**

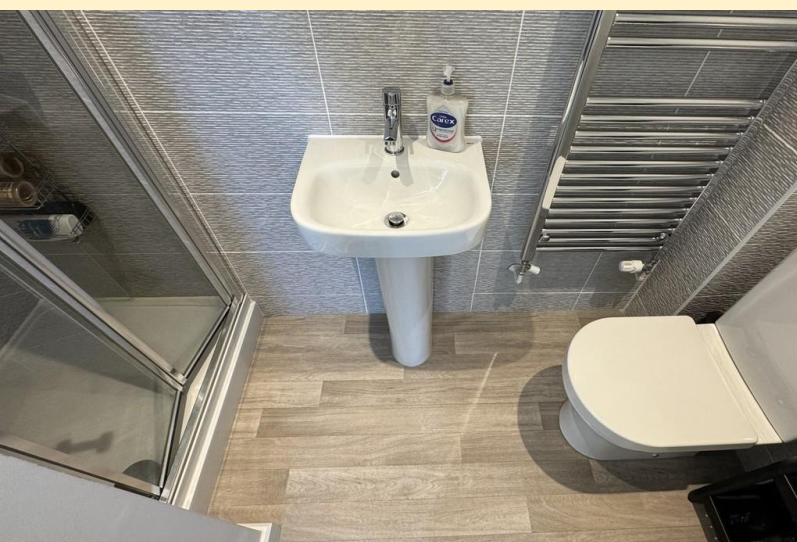
**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**





Great first time buy opportunity, three bedroom end-terraced house situated in the well serviced village of Asfordby. The village amenities include primary school, doctors surgery, takeaways, hairdresser, charity shop and cafes to name a few. There are regular bus services to Melton, Grantham, Loughborough and Leicester.

The accommodation on offer comprises; entrance hall, cloakroom, kitchen and lounge diner to the ground floor. Three bedrooms, one being ensuite and a family bathroom to the first floor. Outside the property benefits from a good sized rear garden and off road parking.

**ENTRANCE HALL** Storm porch to the part glazed front door into the entrance hall having stairs rising to the first floor, radiator, vinyl flooring and doors off to the cloakroom and kitchen.

**CLOAKROOM** 4' 10" x 2' 11" (1.48m x 0.91m) Comprising of a low flush WC, pedestal wash hand basin, radiator, extractor fan and vinyl flooring.

**KITCHEN/DINER** 8' 2" x 15' 2" (2.50m x 4.64m) Open-plan to the lounge the kitchen has been fitted with contemporary wall, base and drawer units with work surfaces over, stainless steel sink and drainer and plumbing for a washing machine. Integrated appliances to include; dishwasher, fridge freezer, eye level AEG electric oven and gas hob with extractor hood over. Window to the front aspect, USB sockets, inset spot lights, radiator and tiled flooring through to the dining area.

**LOUNGE** 11' 1" x 15' 4" (3.38m x 4.68m) Having french doors opening out onto the rear garden with a window to the side allowing plenty of natural light to fill the room, radiator, TV point and vinyl flooring.

**LANDING** Taking the stairs from the entrance hall to the first floor landing with airing cupboard, loft hatch with pull down ladder to the fully boarded loft space and doors off to;

**MAIN BEDROOM** 8' 0" x 12' 5" (2.45m x 3.80m) Having a window overlooking the rear garden, radiator, carpet flooring and door to the ensuite.

**ENSUITE** 3' 9" x 8' 5" (1.15m x 2.58m) Comprising of a walk-in shower cubicle, pedestal wash hand basin, close coupled WC and a heated towel rail. Part tiled walls, electric shaver point and vinyl flooring.

**BEDROOM TWO** 8' 0" x 8' 8" (2.46m x 2.65m) Having a window to the front aspect, radiator and carpet flooring.

**BATHROOM** 6' 5" x 6' 8" (1.97m x 2.04m) Comprising of a panel bath with shower riser over and glazed shower screen, pedestal wash hand basin, close coupled WC and a heated towel rail. Obscure glazed window, electric shaver point and vinyl flooring.

**BEDROOM THREE** 10' 4" x 6' 6" (3.15m x 2.00m) Having a window to the rear aspect, radiator and carpet flooring.

**FRONT ASPECT** Formal lawn with a shrub border to the front, paved pathway to the front door, tarmac driveway to the side providing ample off road parking with gated access to the rear garden.

**REAR GARDEN** Having a paved patio area adjacent to the house, garden tap, lawn with a raised shrub bed down one side and 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.

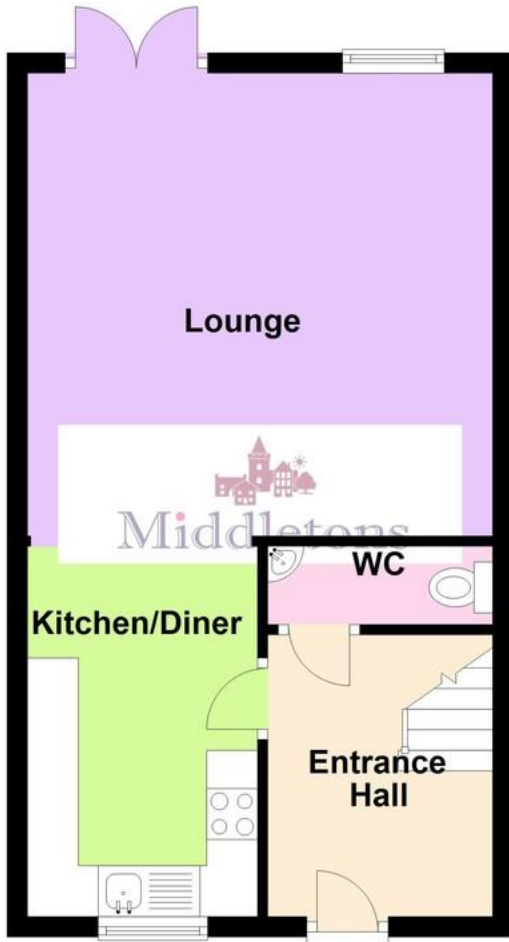
**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



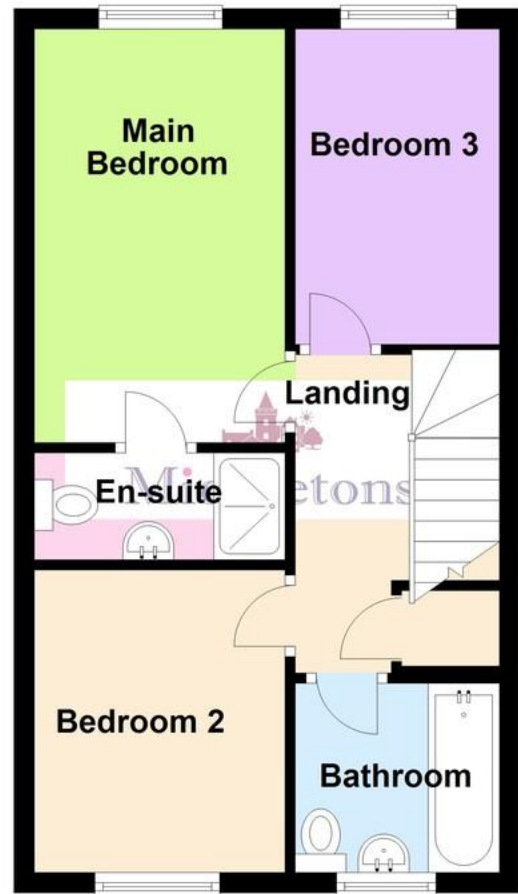




## Ground Floor



## 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 |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            | 97        |
| (81-91) <b>B</b>                            | 84                         |           |
| (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<br>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.