



**NEW STREET, ASFORDBY**

**Asking Price Of £179,950**

**Two Bedrooms**

**Freehold**



**END OF TERRACE**

**GREAT FIRST TIME BUY**

**INVESTMENT OPPORTUNITY**

**GOOD COMMUTER LINKS**

**CHAIN FREE**

**GOOD SIZED REAR GARDEN**

**VILLAGE WITH AMENITIES**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND A**

**01664 566258**

**info@middletons.uk.com**





Great first time buy or investment opportunity and offered with no upward chain, this lovely two bedroom end of terrace 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; lounge, dining room and kitchen to the ground floor. Two bedrooms and a family bathroom to the first floor. Outside the property benefits from a good sized landscaped rear garden.



**LOUNGE** 11' 0" x 11' 11" (3.36m x 3.64m) External door into the lounge having a window with fitted blind to the front aspect, radiator, feature cast iron open fireplace with tiled hearth, carpet flooring and a part glazed door to the dining room.

**DINING ROOM** 12' 0" x 12' 10" (3.68m x 3.93m) Being open-plan to the kitchen and having french doors with fitted blinds to the rear patio makes this a great space to entertain. Spindle stair case to the first floor landing, under stairs storage cupboard and built-in pet crate, radiator, open fireplace with beam mantle and laminate wood flooring.

**KITCHEN** 5' 6" x 7' 8" (1.68m x 2.36m) Fitted with a modern range of wall, base and drawer units with work surfaces over, stainless steel sink and drainer unit, space and plumbing for both a dishwasher and washing machine, space for a freestanding cooker. Inset spot lighting, window to the side aspect, tiled splash backs and tiled flooring.

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

**BEDROOM ONE** 11' 11" x 10' 11" (3.64m x 3.34m) Having a window to the front aspect, radiator, part wood paneling to the walls and carpet flooring.

**BATHROOM** 5' 4" x 5' 10" (1.63m x 1.8m) Comprising of a panel bath with shower over and glazed shower screen, low flush WC, vanity unit wash hand basin, back lit mirror and a heated towel rail. Obscure glazed window, tiled walls and tiled flooring.

**BEDROOM TWO** 5' 11" x 18' 1" (1.82m x 5.53m) Having dual aspect windows with fitted blinds, radiator, built-in storage cupboard and carpet flooring.

**REAR GARDEN** Having a paved patio area adjacent to the house, side gate to the front, garden shed, gravel seating area with wooden pagoda, formal lawn with mature shrub borders and raised planters and a further decked seating area to the rear of the garden.

**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.



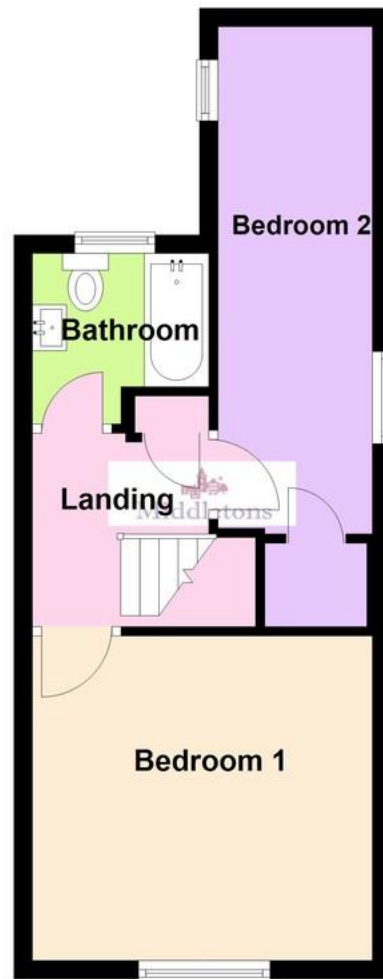




## Ground Floor



## 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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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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.