



MAIN STREET, ASFORDBY

Asking Price Of £169,995

Two Bedrooms

Freehold



WELL PRESENTED

WELL SERVICED VILLAGE

GREAT INVESTMENT

TWO BEDROOMS

REAR GARDEN

GOOD COMMUTER LINKS

LOCAL SCHOOLS NEARBY

TERRACED PROPERTY

COUNCIL TAX BAND A

01664 566258

info@middletons.uk.com





This lovely two bedroom terrace property is situated in the well serviced village, Asfordby. It would make a great first time buyers home or investment property. 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; Living room, dining room and kitchen to the ground floor and two bedrooms and a family bathroom to the first floor. Outside the property benefits from a lovely cottage garden to the rear.



LIVING ROOM 11' 1" x 11' 1" (3.4m x 3.4m) External door into the living room having a window to the front aspect, feature fireplace with coal effect gas stove, fitted TV stand and cabinet, beamed ceiling, display shelving and carpet flooring.

DINING ROOM 10' 2" x 11' 1" (3.1m x 3.4m) Having stairs rising to the first floor, under stairs storage cupboard, feature fireplace with coal effect gas stove, beamed ceiling and tiled flooring continuing through to the kitchen.

KITCHEN 6' 2" x 9' 10" (1.9m x 3.0m) Fitted with a range of wall, base and drawer units with work surfaces over, under unit lighting, stainless steel sink and drainer unit with mixer tap over, space and plumbing for a washing machine and space for a freestanding cooker with extractor hood over. Dual aspect windows, beamed ceiling, tiled floor and door to the rear porch.

REAR PORCH Having a window to the dining room, tiled flooring and external door to the side aspect.

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

BEDROOM ONE 11' 1" x 11' 1" (3.4m x 3.4m) Having a window to the front aspect, electric storage heater with cover, feature decorative fireplace, beamed ceiling, loft hatch and carpet flooring.

BEDROOM TWO 9' 2" x 11' 1" (2.8m x 3.4m) Having a window to the rear aspect, electric storage heater with cover, over stairs storage cupboard, beamed ceiling, shelving and carpet flooring.

BATHROOM 8' 2" x 6' 2" (2.5m x 1.9m) Comprising of a panel bath, pedestal wash hand basin and a low flush WC. Obscure glazed window, electric storage heater, airing cupboard and vinyl flooring.

COURTYARD GARDEN Accessed from the rear porch and along a footpath to the courtyard garden. Having paved and decked seating areas and a handy brick built store.

WHAT IS YOUR HOUSE 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.

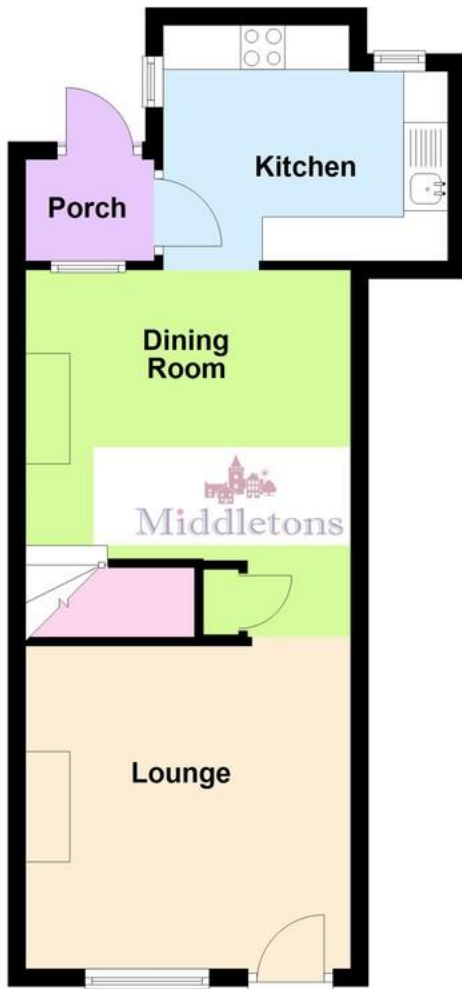
AGENT NOTES Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.



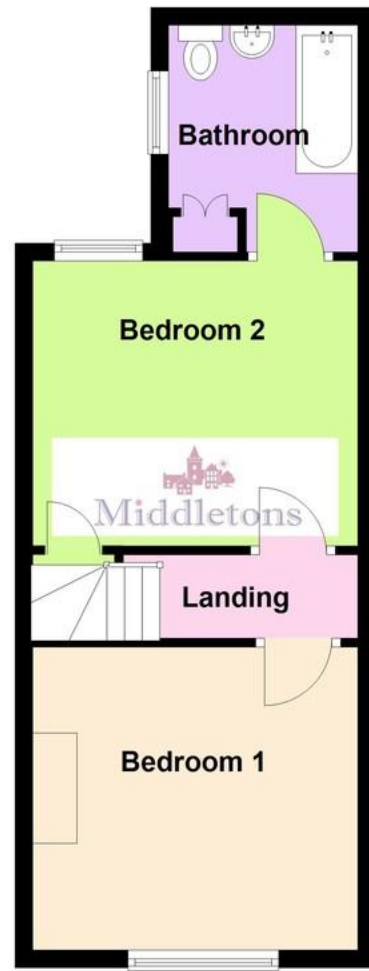




Ground Floor



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)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		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.