



**LEAH WAY, ASFORDBY**

**Asking Price Of £234,950**

**Three Bedrooms**

**Freehold**



**END-TERRACE HOUSE**

**INVESTMENT OPPORTUNITY**

**ENSUITE SHOWER ROOM**

**GOOD COMMUTER LINKS**

**GREAT FIRST TIME BUY**

**SOUTH FACING GARDEN**

**LOCAL SCHOOLS NEARBY**

**VILLAGE WITH AMENITIES**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**









Great first time buy opportunity, three bedroom end-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; 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 landscaped front garden and a south facing landscaped rear garden with a driveway providing off road parking for two vehicles.

**ENTRANCE HALL** Part glazed external door into the entrance hall having stairs rising to the first floor, radiator, tiled flooring and doors off to the cloakroom and kitchen.

**CLOAKROOM** 2' 10" x 4' 10" (0.87m x 1.48m) Comprising of a low flush WC, pedestal wash hand basin, radiator, extractor fan and tiled flooring.

**KITCHEN** 8' 3" x 9' 10" (2.54m x 3m) Fitted with contemporary wall, base and drawer units with work surfaces over, stainless steel sink and drainer unit, tiled splash backs, space and plumbing for a washing machine. Integrated appliances to include; dishwasher, fridge freezer, eye level electric oven and gas hob with extractor hood over. Double glazed window to the front aspect, tiled flooring and inset spot lights.

**LOUNGE/DINER** 16' 7" x 10' 2" (5.08m reducing to 4.65m x 3.10m) Having a dining area open-plan to the kitchen with radiator and central light pendant. Lounge area having french doors opening out onto the rear garden with a window to the side allowing plenty of natural light to fill the room. A further radiator and laminate wood flooring.

**LANDING** Taking the stairs from the entrance hall to the first floor landing with airing cupboard and doors off to;

**BEDROOM ONE** 8' 4" x 14' 3" (2.55m x 4.35m) Having a double glazed window overlooking the rear garden, radiator, hard wired speakers connected to an amp in the attic space, fitted wardrobes, carpet flooring and door to the ensuite.

**ENSUITE** 8' 3" x 3' 7" (2.52m x 1.11m) Comprising of a walk-in shower cubicle, pedestal wash hand basin, close coupled WC, heated towel rail and cushioned vinyl flooring.

**BEDROOM TWO** 8' 0" x 9' 6" (2.46m x 2.92m) Having a double glazed window to the front aspect, radiator, fitted wardrobes and carpet flooring.

**BATHROOM** 5' 7" x 6' 8" (1.72m x 2.05m) Comprising of a panel bath with shower riser over and glazed shower screen, pedestal wash hand basin, electric shaver point, close coupled WC and a heated towel rail. Obscure glazed window, extractor fan and cushioned vinyl flooring.

**BEDROOM THREE** 10' 11" x 6' 4" (3.35m x 1.95m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**FRONT ASPECT** Raised shrub beds and slate bed to the front, paved pathway to the front door. Driveway to the side providing off road parking for two vehicles, gate giving access to the rear garden.

**REAR GARDEN** South facing rear garden, having a beautiful porcelain tiled patio with a bar and BBQ area making this a great space to entertain. Garden shed, outside tap and electrical sockets, formal lawn with trees and mature shrubs to the top of the garden adding extra privacy. 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.





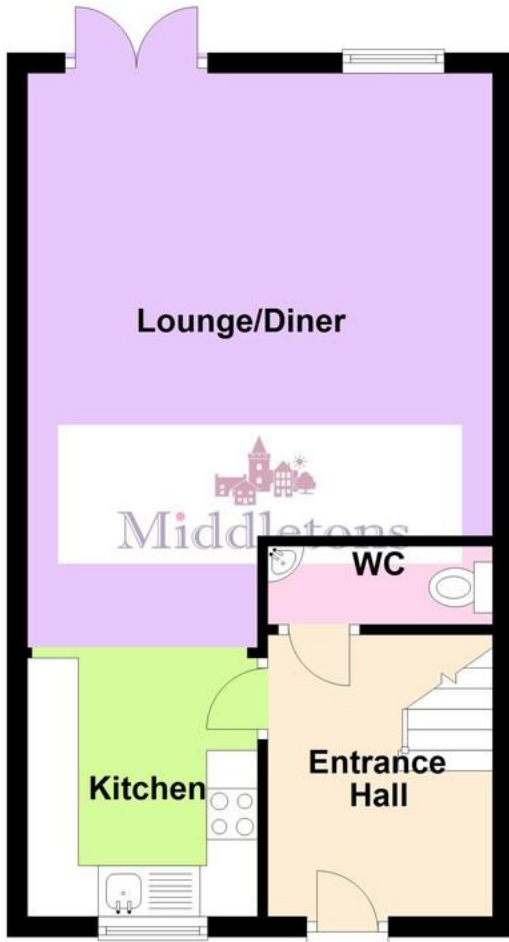




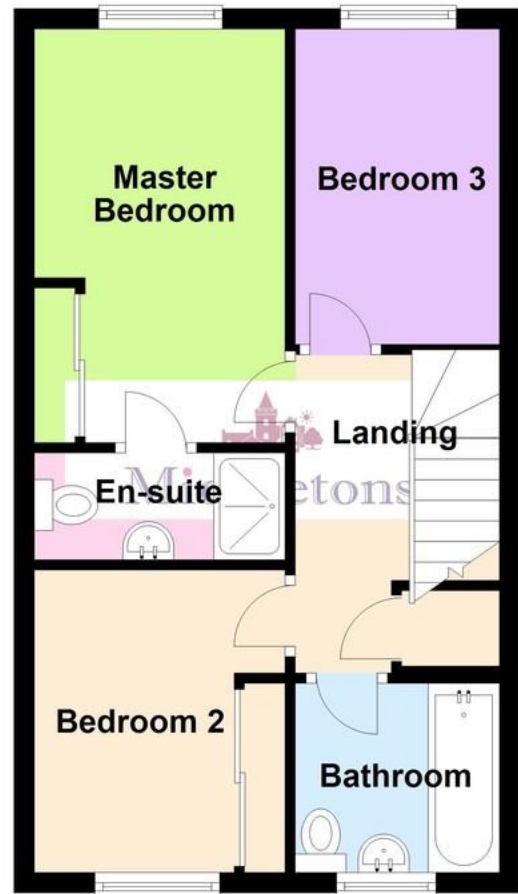




## Ground Floor



## First Floor



This floorplan has been produced by Middeltons 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		
(92-100) <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, 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.