



## ASFORDBY HILL, MELTON MOWBRAY

Asking Price Of £365,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

TWO RECEPTION ROOMS

THREE DOUBLE BEDROOMS

LOCAL SCHOOLS NEARBY

GARAGE AND DRIVEWAY

GOOD SIZED REAR GARDEN

COUNTRYSIDE VIEWS

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Situated on the edge of the open countryside with elevated views across to Melton Mowbray this three bedroom period property sits on a generous plot on the outskirts of Asfordby hill. Asfordby Hill is a hamlet on the A6006 road, in the parish of Asfordby, in the Melton district, which benefits from having its own primary school. Approximately one mile from Melton Mowbray and convenient for Loughborough and Leicester.

The accommodation on offer comprises; entrance hall, lounge, dining room, and a kitchen with a walk-in pantry. The ground floor also features a utility room, boot room, and cloakroom. On the first floor, there are three spacious double bedrooms and a newly installed family shower room. Externally, the property offers off-road parking, a single garage, a workshop, and extensive gardens at the front, side, and rear, boasting views of the countryside.

**ENTRANCE HALL** A solid wood door leads into the entrance hall, which features stairs rising to the first floor, coir doormat, Victorian-style tiled flooring, radiator and door to the dining room.

**LOUNGE** 15' 2" x 13' 4" (4.63m x 4.07m) Nicely proportioned reception room having a walk-in bay window to the front having far reaching views across the countryside towards Melton Mowbray. Feature fireplace with inset log burner, radiator, TV aerial point, laminate wood flooring and glazed double doors to the dining room.

**DINING ROOM** 13' 1" x 13' 4" (3.99m x 4.08m) Having french doors to the rear garden making a great space to entertain, wall mounted electric fire and TV aerial point, radiator, laminate wood flooring and opening through to the kitchen.

**KITCHEN/BREAKFAST ROOM** 18' 8" x 10' 4" (5.71m x 3.16m) Generous breakfast kitchen fitted with a modern range of wall, base and drawer units with work surfaces over, one and a half bowl stainless steel sink and drainer unit, space for a range style cooker with extractor hood over (there is also the original housing for an integrated double oven with connections within a cupboard) integrated dishwasher, breakfast bar and space for an American style fridge freezer. Two windows to the side allow plenty of natural light making the room feel light and airy. Inset LED lighting, radiator, wall mounted TV aerial point, tiled flooring and a door to the utility room.

**UTILITY ROOM** 8' 1" x 5' 9" (2.47m x 1.76m) Having a window to the side aspect, plumbing and space for both a washing machine and tumble dryer, vinyl flooring, door through to the boot room.

**BOOT ROOM** 8' 1" x 6' 6" (2.48m x 1.99m) A great space for storing outdoor wear, plumbing for a washing machine, window and external door to the rear garden, hatch to a small loft space, vinyl flooring and door to the cloakroom.

**CLOAKROOM** 2' 5" x 8' 7" (0.74m x 2.63m) Comprising of a low flush WC, wall mounted wash hand basin, obscure glazed window and vinyl flooring.

**LANDING** Taking the stairs to the first floor landing with doors off to;

**BEDROOM ONE** 12' 0" x 10' 11" (3.66m x 3.33m) Having a window to the front aspect, radiator, fitted slide wardrobes with TV aerial point and power socket within, further over stairs storage and carpet flooring.

**BEDROOM TWO** 13' 2" x 9' 3" (4.03m x 2.82m) Having a window to the rear aspect, radiator, carpet flooring, feature open-fireplace with exposed brick chimney breast, fitted wardrobes to the alcoves, one housing a gun cabinet and the other having a TV aerial point and electric socket.

**SHOWER ROOM** 6' 7" x 8' 6" (2.01m x 2.61m) Recently refitted with a modern suite to comprise of a walk-in shower cubicle with fixed waterfall shower head and shower riser, vanity unit wash hand basin, close coupled WC and a heated towel rail. Obscure glazed window to the side, wall mounted, mirrored bathroom cabinet with motion sensor for lighting and demisting. Inset LED lighting and tiling to the walls and floor with under floor heating.

**BEDROOM THREE** 10' 6" x 9' 9" (3.21m x 2.98m) Having a window to the side aspect, radiator, TV aerial point and carpet flooring.

**FRONT GARDEN** A well-manicured lawn, bordered by metal fencing, a driveway to the side offers ample off-road parking and leads to the garage, with a side gate accessing the rear garden.

**GARAGE** Having an up and over door, power and lighting.

**REAR GARDEN** Featuring a large patio area to the side of the property featuring a raised fish pond and garden tap. The patio extends down to the brick built work shop with power and lighting, steps down to a formal lawn which has mature trees and established shrubs to the borders. A wooden archway leads to the bottom half of the garden which has a shed and log store and gated access to the privately owned allotments to the rear which are available to rent.

**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.













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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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