



PARK VIEW, ASFORDBY

Asking Price Of £275,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

NHBC WARRANTY

ENSUITE TO THE MASTER

GOOD COMMUTER LINKS

OFF ROAD PARKING

GOOD SIZED REAR GARDEN

VILLAGE WITH AMENITIES

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Beautifully presented, modern three bedroom semi-detached house still within its NHBC warranty. 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 has been extensively upgraded to feature modern black radiators on the ground floor, LED light fittings and luxurious carpets. Comprising of an entrance hall, downstairs cloakroom, dual aspect lounge and a modern fitted kitchen diner. Three good sized bedroom's with an ensuite to the main bedroom and a family bathroom to the second floor. Outside the property benefits from off road parking and a good sized rear garden.

ENTRANCE HALL Having stairs rising to the first floor landing, under stairs storage cupboard, carpet flooring, doors to the cloakroom, lounge and kitchen diner.

CLOAKROOM 6' 5" x 5' 8" (1.98m x 1.73m) Comprising of a close coupled WC, pedestal wash hand basin with tiled splash back, extractor fan and a cupboard housing the central heating boiler.

LOUNGE 17' 9" x 11' 6" (5.43m x 3.51m) Featuring dual aspect windows with a bay window to the front aspect both with fitted blinds, two radiators, TV point, two light pendants and carpet flooring.

KITCHEN/DINER 9' 10" x 17' 3" (3.0m x 5.28m) Fitted with modern wall, base, and drawer units topped with work surfaces, stainless steel sink and drainer, tiled splash backs and space with plumbing for a washing machine. The integrated appliances include a dishwasher, fridge-freezer, eye-level electric oven, and a gas hob with an extractor hood above. A window faces the front aspect, complemented by tiled flooring and inset spotlights. The dining area has french doors opening onto the rear garden, central light pendant, TV point and radiator.

LANDING Taking the stairs from the entrance hall to the first floor landing having a window to the rear, hatch to the part boarded loft space with lighting.

BEDROOM ONE 16' 5" x 12' 2" (5.01m x 3.73m) Featuring dual aspect windows allowing plenty of natural light, two radiators, TV point, inbuilt wardrobe, carpet flooring and door to the ensuite.

ENSUITE 6' 8" x 6' 0" (2.05m x 1.84m) Comprising of a walk-in shower cubicle, pedestal wash hand basin, mirrored light up cabinet, electric shaver socket, close coupled WC, heated towel rail and cushioned vinyl flooring.

BEDROOM TWO 7' 2" x 10' 9" (2.2m x 3.29m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 7' 6" x 8' 9" (2.29m x 2.69m) Having a window to the rear aspect, radiator and carpet flooring.

BATHROOM 7' 8" x 6' 8" (2.35m x 2.04m) 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.

FRONT ASPECT Occupying a corner position formal lawns wrap around the front of the property with a shrub bed and off road parking spaces to the side.

REAR GARDEN Having a small paved patio area adjacent to the french doors of the dining room, formal lawn with a decked seating area to the top of the garden making the most of the days sun. Wood panel fencing to the boundary with gated access to the front.

MANAGEMENT CHARGES Management company for the shared areas is Encore Estate Management. Shared areas contribution is linked to inflation and is currently £205.00 a year.

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.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.