



HOUGHTON CLOSE, ASFORDBY HILL

Asking Price Of £445,000

Six Bedrooms

Freehold



DETACHED HOUSE

OFF ROAD PARKING

TWO EN-SUITES SHOWER ROOMS

TUCKED AWAY POSITION

DETACHED DOUBLE GARAGE

SIX BEDROOMS

REAR GARDEN

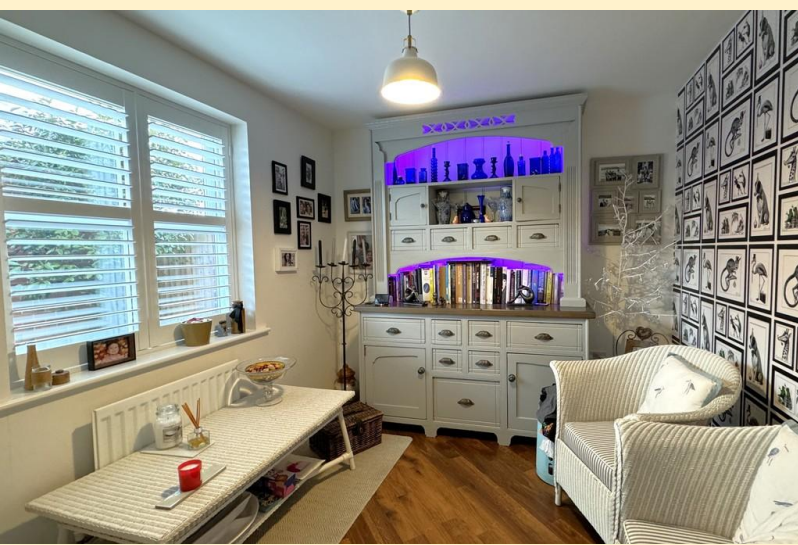
COUNTRYSIDE VIEWS

COUNCIL TAX BAND F

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Nestled in a seduced spot on Asfordby Hill, this property boasts expansive views of the surrounding countryside. The home spans three floors and includes detached garages along with off-road parking, making it perfect for a growing family. Additionally, there is a frequent bus service to Melton Mowbray, Grantham, Loughborough, and Leicester.



The accommodation on offer includes a spacious dual-aspect lounge, an office, a downstairs cloakroom, a dining kitchen, and a utility room on the ground floor. The first floor features four bedrooms, one with an en-suite shower room, and a family bathroom. The second floor offers two additional bedrooms, one with an en-suite shower room. Externally, the property boasts a detached double garage at the front with two parking spaces and a rear garden that overlooks the open countryside.

ENTRANCE HALL Entering into the spacious entrance hall having stairs rising to the first floor with under stair storage cupboard, Karndean flooring and radiator.

LOUNGE/DINER 23' 1" x 9' 11" (7.05m x 3.03m) Large dual aspect lounge having a window with fitted shutter blind to the front aspect and french doors to the rear garden filling the room with plenty of natural light, Karndean flooring, two radiators, feature fireplace with electric fire, wood paneling to the walls and double doors through to the kitchen diner.

OFFICE/SNUG 10' 0" x 8' 3" (3.07m x 2.54m) Having a window to the front aspect with fitted shutter blind, Karndean flooring and radiator.

KITCHEN/BREAKFAST ROOM 16' 11" x 10' 0" (5.17m x 3.05m) Newly fitted Howdens kitchen comprising of wall, base and drawer units topped with work surfaces, one and a half bowl composite sink and drainer unit with mixer tap and tiled splash backs. Integrated appliances to include an electric oven and gas hob with extractor hood over, dishwasher and fridge freezer. Window and french doors to the rear garden, radiator and Karndean flooring.

UTILITY ROOM 6' 10" x 5' 8" (2.10m x 1.75m) Fitted with Howdens wall and base units topped with work surface, stainless steel sink and drainer unit, Karndean flooring and an external door to the side.

CLOAKROOM Comprising of a low flush WC, wash hand basin, radiator, Karndean flooring, LED lighting and extractor fan.

FIRST FLOOR LANDING Having stairs rising to the second floor, carpet flooring and doors off to;

BEDROOM ONE 11' 6" x 12' 3" (3.51m x 3.75m) Having a window to the rear aspect enjoying countryside views, fitted sliding wardrobes, radiator, carpet flooring and door through to the en-suite.

ENSUITE 6' 5" x 4' 11" (1.96m x 1.51m) Comprising of a low flush WC, pedestal wash hand basin, single shower cubicle, half tiled walls, cushioned vinyl flooring, radiator and an obscure glazed window.

BEDROOM FOUR 8' 4" x 10' 2" (2.56m x 3.12m) Having a window to the rear aspect with countryside views, carpet flooring and radiator.

BEDROOM FIVE 8' 3" x 11' 6" (2.53m x 3.52m) Having a window to the front aspect fitted with shutter blinds, radiator and carpet flooring.

BEDROOM SIX/OFFICE 7' 10" x 10' 2" (2.4m x 3.12m) Having a window to the front aspect fitted with shutter blinds, radiator and carpet flooring.

LANDING Taking the stairs to the second floor spacious landing with built-in storage cupboard and doors off to;

BEDROOM TWO 19' 3" x 11' 8" (5.89m x 3.58m) A generous double bedroom with a window to the front aspect with fitted shutter blind and a Velux window to the rear, two radiators, over stairs storage cupboard and carpet flooring.

BEDROOM THREE 13' 5" x 11' 8" (4.09m x 3.56m) Currently used as a dressing room, having a window with fitted shutter blind to the front aspect, radiator, carpet flooring and a door to the ensuite.

ENSUITE 7' 3" x 7' 6" (2.22m x 2.31m) With a Velux window for natural light, pedestal wash hand basin, low flush WC, shower cubicle, part tiled walls, radiator and vinyl flooring.

FRONT ASPECT A small lawn area with flower beds and dwarf hedging around the front of the property. Block paved shared drive up to the detached double garage and off road parking spaces.

GARAGES Having up and over doors, power and lighting connected.

REAR GARDEN Mainly laid to lawn with wood fencing border and composite deked patio area with lighting to enjoy the views across the open countryside. Electrical sockets, garden tap, side path and gate leading to the front garden.

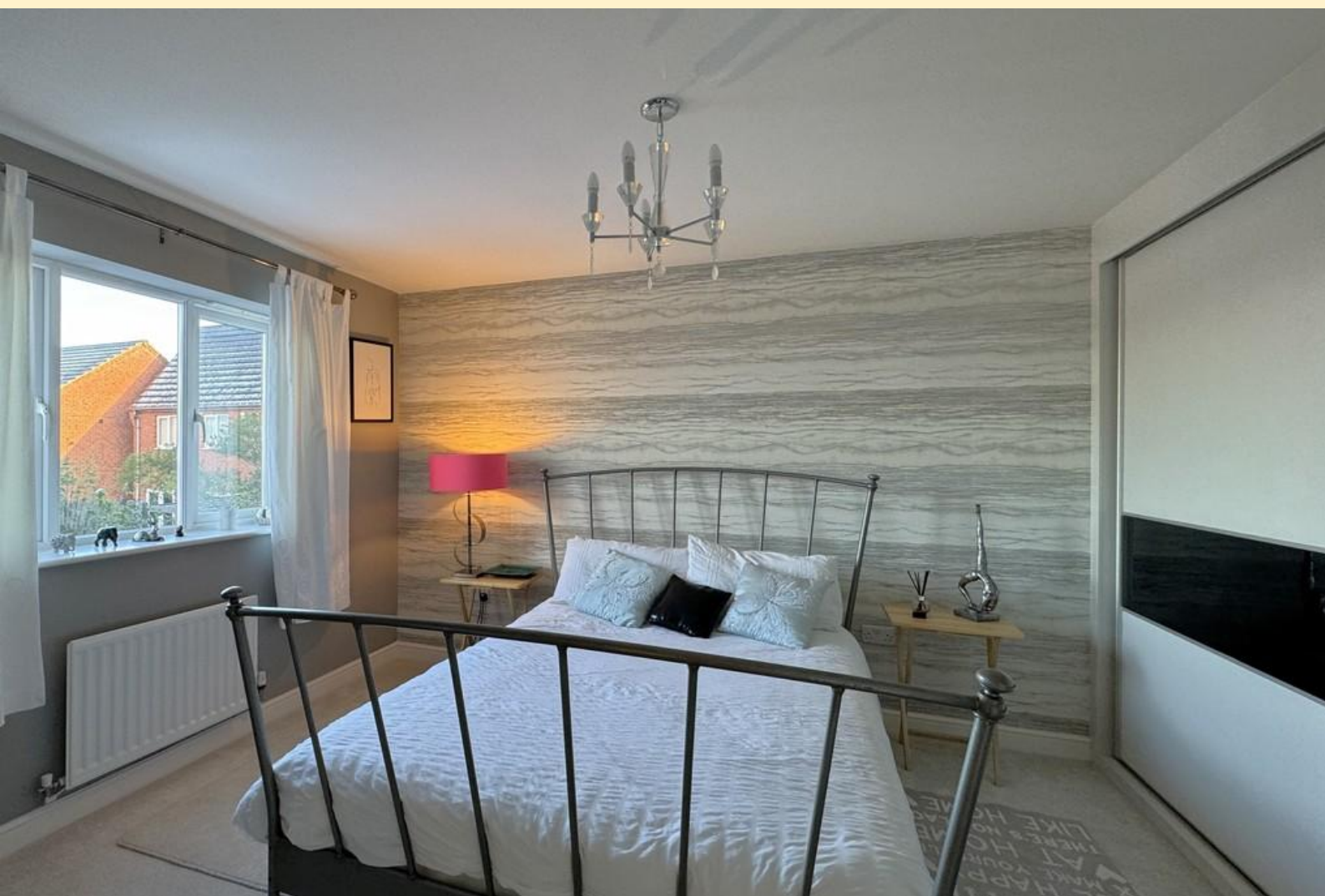
MANAGEMENT CHARGES Management company for the shared areas is Meadfleet (www.meadfleet.co.uk) Shared areas contribution is linked to inflation and currently £147.00 a year payable in two instalments.

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.

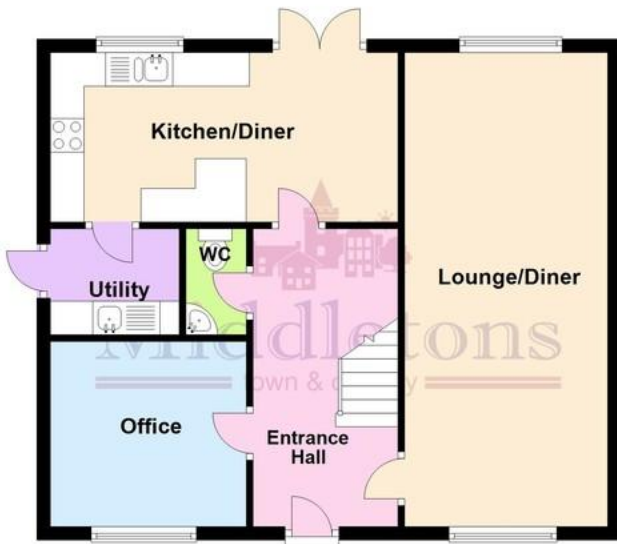
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor



First Floor



Second 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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.