



ASFORDBY, MELTON MOWBRAY

Asking Price Of £250,000

Two Bedrooms

Freehold



SEMI-DETACHED BUNGALOW

TWO BEDROOMS

NHBC WARRANTY

LOCAL SCHOOLS CLOSE BY

OFF ROAD PARKING

MODERN BUILD

VILLAGE WITH AMENITIES

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Beautifully presented, modern two bedroom semi-detached bungalow 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 on offer comprises; entrance hall, kitchen open-plan to the lounge, two bedrooms and a family bathroom. Outside the property benefits from off road parking and a good sized south facing rear garden.

ENTRANCE HALL Composite door into the entrance hall having laminate wood flooring, radiator and doors off to;

KITCHEN 9' 8" x 8' 2" (2.97m x 2.50m) Fitted with a modern range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer with mixer tap over, tiled splash backs, space and plumbing for a washing machine. Integrated appliances comprise of a dishwasher, fridge freezer, eye level AEG electric oven, AEG gas hob with extractor hood over. Window over looking the rear garden, LED lighting and tiled flooring.

LOUNGE 17' 8" x 8' 9" (5.41m x 2.68m) Having french doors opening onto the rear garden, two radiators, TV point and laminate wood flooring.

BEDROOM ONE 13' 3" x 8' 9" (4.06m x 2.69m) Having a bay window to the front aspect, radiator and carpet flooring.

BATHROOM 8' 8" x 5' 10" (2.65m x 1.78m) Comprising of a panel bath with shower over and glazed shower screen, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, electric shaver point, part tiled walls and laminate wood flooring.

BEDROOM TWO 9' 7" x 8' 11" (2.94m x 2.72m) Having a window to the front aspect, radiator and carpet flooring.

FRONT ASPECT Mature shrubs to the front of the property with off road parking for two vehicles to the side and gated access to the rear garden.

REAR GARDEN South facing rear garden laid to lawn with a paved area adjacent to the french doors with garden tap. 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



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+)	A		98
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.