



## GLENDON CLOSE, ASFORDBY

Asking Price Of £309,950

Three Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

MODERN FITTED KITCHEN

LOCAL SCHOOLS NEARBY

GARAGE AND DRIVEWAY

GOOD SIZED REAR GARDEN

VILLAGE WITH AMENITIES

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Lovely three bedroom detached house located on the edge of parkland 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; porch, entrance hall, cloakroom, lounge diner and kitchen to the ground floor. Three good sized bedrooms and a wet room to the first floor. Outside the property benefits from ample off road parking to the front with gated access to a single garage located in the west facing rear garden.

**PORCH** Part glazed composite door into the porch having a window to the side, radiator, laminate wood flooring and door to the cloakroom.

**CLOAKROOM** 3' 7" x 5' 10" (1.1m x 1.8m) Comprising of a close coupled WC and wall mounted wash hand basin. Heated towel rail and laminate wood flooring.

**ENTRANCE HALL** Having a return staircase rising to the first floor, under stair storage cupboard, radiator and laminate wood flooring.

**LOUNGE/DINER** 20' 2" x 8' 9" (6.15m x 2.68m) Having a window to the front aspect and patio doors to the rear opening up onto the rear garden, two radiators, carpet flooring, chimney breast inset with a multi-fuel log burner and a wood beam mantle and tiled hearth.

**KITCHEN** 17' 10" x 9' 9" (5.45m x 2.99m) Modern fitted kitchen having wall, base and drawer units topped with return work surfaces, housing for an American style fridge freezer, composite sink and drainer unit, space and plumbing for both a washing machine and tumble dryer. Integrated appliances include a dishwasher, electric oven, Beko induction hob with a Cooke and Lewis extractor hood over. Dual aspect windows, external door to the rear garden, cupboard housing the central heating boiler and vinyl flooring.

**LANDING** Taking the stairs to the first floor landing having a window to the front aspect, built-in storage cupboard and doors off to;

**BEDROOM ONE** 11' 7" x 11' 3" (3.54m x 3.45m) Having a window to the rear aspect, radiator, fan light and carpet flooring.

**BEDROOM TWO** 8' 11" x 11' 3" (2.72m x 3.44m) Having a window to the front aspect, radiator and carpet flooring.

**BEDROOM THREE** 11' 3" x 8' 2" (3.43m x 2.5m) Having a window to the rear aspect, radiator and carpet flooring.

**WET ROOM** 6' 6" x 5' 5" (1.99m x 1.67m) Fully tiled wet room having a glazed shower screen, close coupled WC, wall mounted wash hand basin and a heated towel rail.

**FRONT ASPECT** Generous block paved driveway providing ample off road parking, outside tap, timber gates giving vehicular access to the single garage.

**GARAGE** Having an up and over door, window to the side, power and lighting connected.

**REAR GARDEN** Having a paved patio adjacent to the house, formal lawn with shrub and gravel borders, timber sun-house with a gravel seating area to the side. 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.









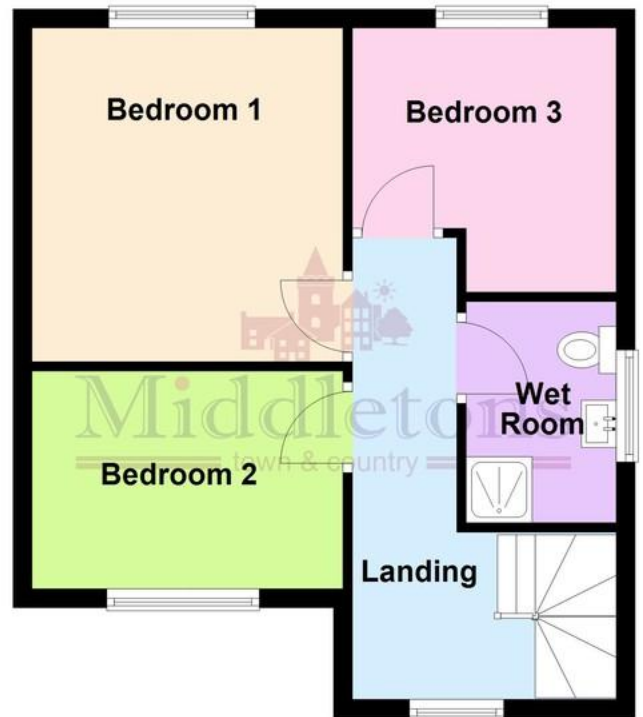




## Ground Floor



## First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

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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.