



**NEW STREET, ASFORDBY**

**Asking Price Of £220,000**

**Three Bedrooms**

**Freehold**

**SEMI-DETACHED HOUSE**

**REFURBISHED THROUGHOUT**

**GOOD SIZED GARDEN**

**LOCAL SCHOOLS NEARBY**

**THREE BEDROOMS**

**OFF ROAD PARKING**

**WELL SERVICED VILLAGE**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND A**

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Having been fully refurbished throughout making this a great first time buyers opportunity. Three bedroom semi-detached house 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, lounge and kitchen diner to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking and a west facing rear garden.



**ENTRANCE HALL** Having stairs rising to the first floor landing, radiator, laminate wood flooring and door to the lounge.

**LOUNGE** 14' 3" x 11' 9" (4.35m x 3.59m) Having a walk-in bay window to the front aspect with fitted blinds, radiator, TV aerial point, wood paneled feature wall and carpet flooring.

**KITCHEN/DINER** 9' 2" x 15' 4" (2.8m x 4.68m) Newly fitted with a modern range of wall, base and drawer units, Schock one and a half bowl sink and drainer with mixer tap over and tiled splash backs. Integrated Beko washing machine, oven and induction hob with extractor hood over. Window and french doors to the rear garden, space for an American style fridge freezer, under stairs storage cupboard, two obscure glazed windows to the side aspect, LED lighting and tiled flooring.

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

**BEDROOM ONE** 7' 7" x 12' 2" (2.33m x 3.72m) Having a window to the rear aspect, radiator, TV aerial point and carpet flooring.

**BEDROOM TWO** 7' 8" x 9' 6" (2.36m x 2.92m) Having a window to the front aspect, radiator and carpet flooring.

**BEDROOM THREE** 8' 7" x 7' 4" (2.62m x 2.25m) Having a window to the back aspect, radiator and carpet flooring.

**BATHROOM** 7' 5" x 7' 2" (2.28m x 2.2m) Newly fitted suite comprising of a panel bath with a double rainfall shower head and shower riser with a glazed shower screen, close coupled WC, vanity unit wash hand basin and a heated towel rail. Obscure glazed window with fitted blind, tiled splash areas and vinyl flooring.

**FRONT ASPECT** Having a block paved drive to the front and side of the property providing ample off road parking, side gate giving access to the rear garden.

**REAR GARDEN** West facing garden having a flagstone patio adjacent to the house with courtesy lighting and garden tap, formal lawn with a border planted with a variety of shrubs, 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.

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