



MAIN STREET, ASFORDBY

Asking Price Of £150,000

Two Bedrooms

Freehold



END OF TERRACE HOUSE

COURTYARD GARDEN

INVESTMENT OPPORTUNITY

CLOSE TO LOCAL SCHOOLS

GREAT FIRST TIME BUY

NO CHAIN

VILLAGE AMENITIES

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND A

01664 566258

info@middletons.uk.com





A great opportunity for first time buyers and investors alike, offered with no onward chain this two bedroom end of terrace house situated in the popular village of Asfordby. This well serviced village has ample amenities to include a local primary school, doctors surgery, takeaways and hairdressers to name a few. There are regular bus services to Melton, Grantham, Loughborough and Leicester.

The accommodation on offer comprises; lounge and kitchen to the ground floor, two bedrooms and a family bathroom to the first floor, and a loft space with electric sockets and a Velux window. The property also benefits from front and rear courtyard gardens.

LOUNGE 10' 6" x 10' 7" (3.22m x 3.24m) Entering into the lounge which has a front facing window, radiator, open fireplace and carpet flooring. Door through to the kitchen.

KITCHEN 10' 0" x 10' 7" (3.06m x 3.24m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit, space and plumbing for a washing machine and space for a fridge freezer. Integrated electric oven, gas hob and extractor fan. Window and external door to the courtyard, stairs rising to the first floor, radiator and vinyl flooring.

LANDING Having a hatch to the loft space and doors off to;

BATHROOM 7' 7" x 4' 5" (2.33m x 1.36m) Comprising of a panel bath with shower over, pedestal wash hand basin and a low flush WC. Obscure glazed window for privacy, radiator and vinyl flooring.

BEDROOM ONE 10' 7" x 7' 4" (3.25m x 2.24m) Having a front facing window, radiator and carpet flooring.

BEDROOM TWO 5' 2" x 7' 7" (1.58m x 2.33m) Having a side facing window, radiator and carpet flooring.

FRONT ASPECT Brick paved with a brick wall to the boundary.

COURTYARD GARDEN Paved courtyard with wood panel fencing and gated access to the street.

AGENTS NOTE TENURE Freehold. 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.

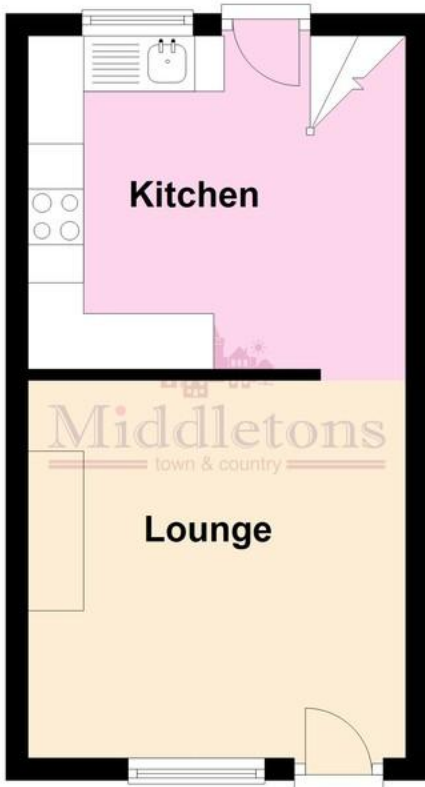
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Ground Floor



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.

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

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www.middletons.uk.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.