



PUMP LANE, ASFORDBY

Asking Price Of £535,000

Four Bedrooms

Freehold



DETACHED HOUSE

**BI-FOLD DOORS/ALUMINIUM
WINDOWS**

SOUTH FACING GARDEN

SECURE MOTORHOME SPACE

GARAGE WITH UTILITY AREA

23 FOOT KITCHEN/BREAKFAST ROOM

LOCAL SCHOOLS NEARBY

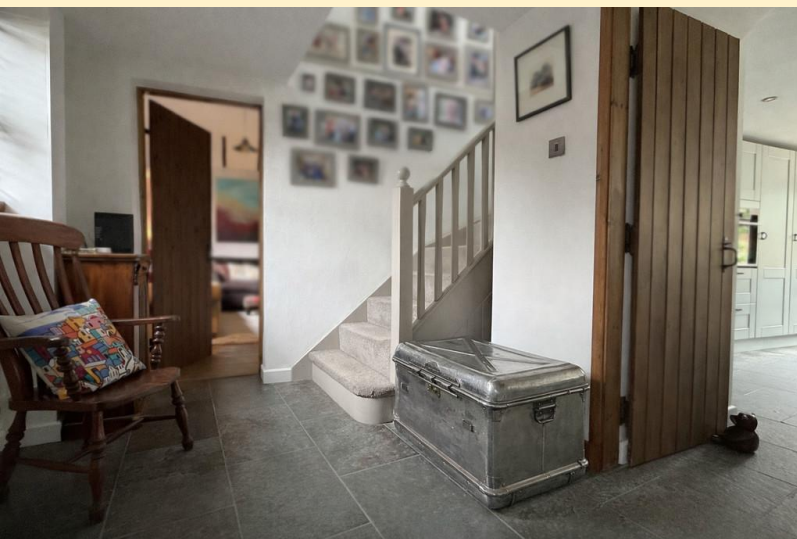
WEST OF MELTON MOWBRAY

COUNCIL TAX BAND E

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Beautifully presented throughout, this former Coach House offers flexible accommodation with four double bedrooms arranged over two floors, making it ideal for multi- generational living. Situated in the heart of Asfordby the village has ample amenities to include a local primary school, doctors surgery, Co-Op store and the Crown pub. There are regular bus services to Melton, Grantham, Loughborough and Leicester.

The accommodation includes an entrance hall, cloakroom, breakfast kitchen, dining/family room and a lounge, along with three double bedrooms and a family bathroom to the ground floor. The first floor features a further double bedroom with an ensuite shower room and dressing room, plus a versatile landing ideal for a home office. Occupying a generous plot with ample off- road parking, secure gated motorhome parking, a garage with utility, and a beautifully landscaped south- facing garden.

ENTRANCE HALL Having stairs rising to the first floor, radiator, Brazilian slate tiled flooring and wood doors off to:

CLOAKROOM 5' 4" x 4' 11" (1.63m x 1.51m) Comprising a dual flush WC and vanity wash hand basin, tiled splash backs, obscure glazed window with fitted blind for privacy and a continuation on the Brazilian slate flooring.

LOUNGE 15' 8" x 10' 8" (4.78m x 3.27m) With a front-facing window fitted with a blind for privacy, this cosy lounge is full of character, featuring a log burner set on a marble hearth, exposed brickwork and beams, and wood flooring. Additional features include a TV aerial point and radiator.

DINING/FAMILY ROOM 16' 1" x 13' 3" (4.92m x 4.05m) A generous dining/family room with bi-fold doors opening onto the rear garden, creating a superb space for entertaining. The room features a double-height ceiling with character beams and a wood door leading through to the garage/utility area.

KITCHEN/BREAKFAST ROOM 14' 7" x 23' 1" (4.45m x 7.06m) A spacious breakfast/living kitchen fitted with a range of tall, base and drawer units, complemented by quartz work surfaces, under-mount sink and a matching breakfast bar. Integrated appliances include AEG eye-level ovens, an additional oven/microwave combi, Bosch induction hob and extractor, Whirlpool dishwasher, and full-height fridge and freezer. Bi-fold doors open the space onto the garden, flooding the room with natural light. Additional features include LED lighting, TV aerial point, modern radiator, under-stairs storage cupboard, and Brazilian slate flooring flowing seamlessly through to the dining room.

HALLWAY Accessed directly from the kitchen, a carpeted inner corridor with radiator and central heating controls leads through to the three ground-floor double bedrooms and the family bathroom.

BEDROOM TWO 9' 9" x 15' 1" (2.99m x 4.62m) Double room having a side-facing window fitted with a blind for privacy, radiator, a full wall of fitted wardrobes and wood flooring.

BEDROOM THREE 9' 9" x 12' 3" (2.99m x 3.75m) Double room having a window overlooking the garden, radiator and carpet flooring.

BEDROOM FOUR 10' 9" x 12' 3" (3.28m x 3.75m) Double room having a window overlooking the garden, radiator and carpet flooring.

BATHROOM 6' 4" x 6' 9" (1.95m x 2.08m) Comprising a double-ended bath with shower over and glazed screen, heated towel rail, vanity unit wash hand basin and a dual-flush WC with matching cabinet above. An obscure glazed window provides privacy, with additional features including an electric shaver point, LED lighting, extractor fan and laminate wood flooring.

LANDING Taking the stairs to the first floor opening out into a generous landing with two dormer windows, ample room for an office desk, or a nook for a relaxing read. Wood doors off to:

BEDROOM ONE 13' 1" x 10' 9" (4.01m x 3.30m) Double room having a Velux window, radiator, LED lighting carpet flooring and a door to the ensuite shower room.

ENSUITE 3' 11" x 8' 3" (1.2m x 2.53m) Comprising a shower cubicle, vanity unit wash hand basin, wall cabinet, dual flush WC, electric shaver point, extractor and a heated towel rail.

DRESSING ROOM 13' 6" x 17' 9" (4.12m x 5.43m) A generous dressing room having a front-facing window, exposed beams and carpet flooring.

GARAGE 14' 7" x 16' 8" (4.45m x 5.10m) Having sliding double doors into the garage, base unit with sink and drainer, space and plumbing for a washing machine and metal racking for storage. Personnel door through to the dining room.

FRONT ASPECT Fronting onto the lane, the property benefits from a driveway to the side providing ample off-road parking and an EV charger. Number 11 Pump lane has a right of access across the drive. Double gates open to a further secure parking area with security lighting and a folding security post, an ideal space for a motorhome or caravan.

REAR GARDEN This beautifully landscaped south-facing garden offers a wonderfully tranquil outdoor space, with a formal lawn framed by established roses, grasses and trees. A charming walled pathway leads around the property, before opening onto a paved patio with steps rising to a further decked seating area, perfect for relaxing or entertaining. There is also a garden tap and outdoor electric sockets for added convenience.

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.

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.

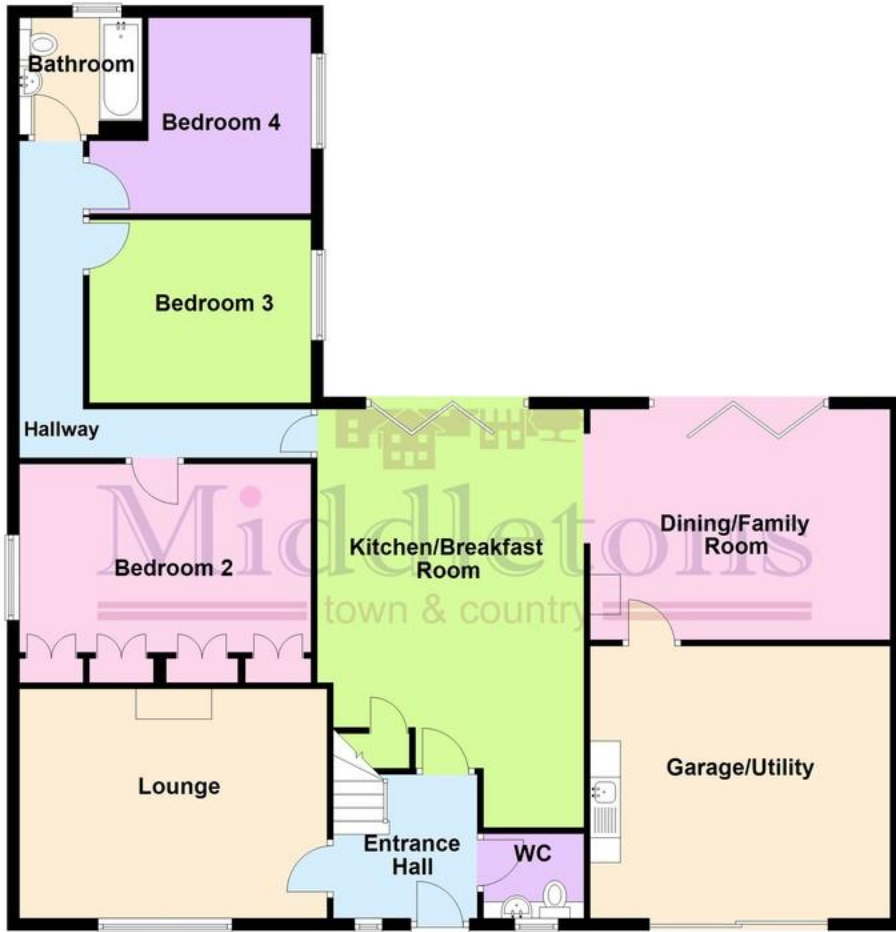
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Ground Floor



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		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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