



SUNSET DRIVE, ASFORDBY

Asking Price Of £192,000

Two Bedrooms

Freehold



SEMI-DETACHED HOUSE

8 YEARS NHBC WARRANTY

SOUTH FACING GARDEN

VILLAGE WITH AMENITIES

LOW COST HOUSING

OFF ROAD PARKING

LOCAL SCHOOLS NEARBY

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





A great opportunity to get onto the housing ladder, offered at an 80% low- cost price while owning 100% of the property. Two bedroom semi-detached house. 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 on offer comprises: entrance hall, cloakroom, lounge and breakfast kitchen to the ground floor. Two double bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking and a good sized, south facing rear garden.

ENTRANCE HALL Having stairs rising to the first floor landing, radiator, vinyl flooring and doors off to:

CLOAKROOM 3' 1" x 6' 7" (.95m x 2.02m) Comprising of a dual flush WC, pedestal wash hand basin with tiled splash back, radiator, extractor fan and vinyl flooring.

LOUNGE 11' 1" x 14' 4" (3.38m x 4.38m) A well-proportioned room with French doors to the patio and a side window with roller blind, providing excellent natural light.. TV aerial point, radiator and carpet flooring.

KITCHEN/BREAKFAST ROOM 14' 4" x 8' 6" (4.39m x 2.6m max) Fitted with a modern range of wall, base and drawer units with work surfaces and tiled splash backs, plus a stainless steel sink and drainer. Integrated Bosch appliances include a dishwasher, washing machine, fridge, freezer, eye-level oven and grill, and an induction hob with extractor hood. A front-facing window with roller blind provides natural light, and the room offers space for a breakfast table, TV aerial point, radiator, LED lighting and tiled flooring.

LANDING Having a window to the side, airing cupboard, radiator and doors off to:

BEDROOM ONE 11' 1" x 14' 4" (3.39m x 4.37m) Generous double room having two rear facing windows, radiator and carpet flooring.

BATHROOM 5' 6" x 8' 3" (1.69m x 2.52m) Comprising a panel bath with shower over and a glazed shower screen, dual flush WC, heated towel and a pedestal wash hand basin. Electric point, LED lighting, part tiled walls, extractor fan and vinyl flooring.

BEDROOM TWO 8' 5" x 14' 4" (2.59m x 4.37m) Another double room having two front facing windows, radiator, cupboard housing the central heating boiler and carpet flooring.

FRONT ASPECT Low-maintenance gravel bed with shrubs to the boundary, paving to the front door with courtesy lighting and a storm porch. A tandem driveway to the side provides off-road parking and gated access to the rear garden

REAR GARDEN A generous south-facing garden enjoying sunshine throughout the day, with a paved patio beside the house and a handy garden tap. Beyond this lies a neat formal lawn with a bark border, all enclosed by wood panel fencing.

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.

SERVICE CHARGE There is a service charge to maintain the communal areas of £207.28 annually. This information was obtained from the seller.

LOW COST HOUSING SCHEME The property is being sold at 20% below the market value.

This property is being sold with a "LOCAL CONNECTION" requirement. Buyers will need to be approved by Melton Borough Council.

To qualify you should meet one of the following criteria:-

- (i) residence in the Borough of Melton for at least a 12-month period; or 3 years out of the last 5 years
- (ii) is permanently employed within the Borough of Melton
- (iii) at least one member of the household has a close family relative (parent, sibling, child, aunt, uncle, grandparent, including half and step) resident within the Borough of Melton

Purchasers need to be earning less than £80,000 between them.

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.

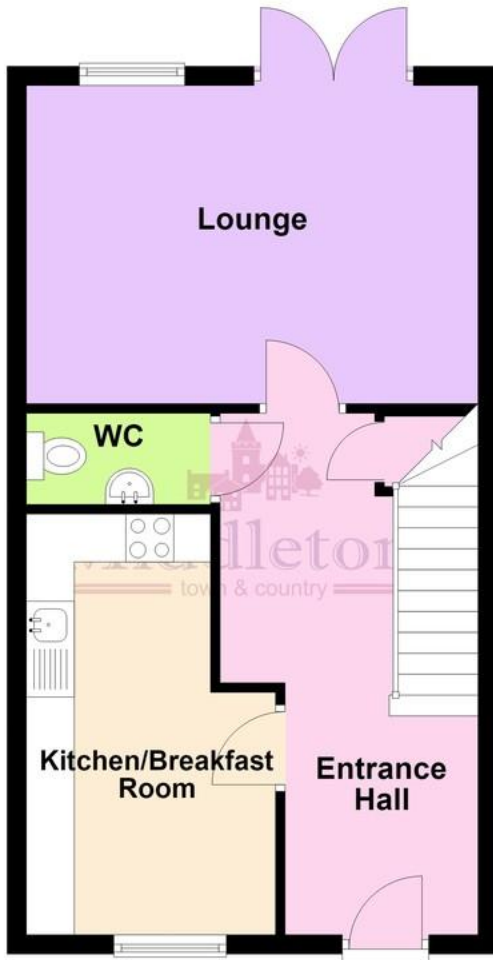
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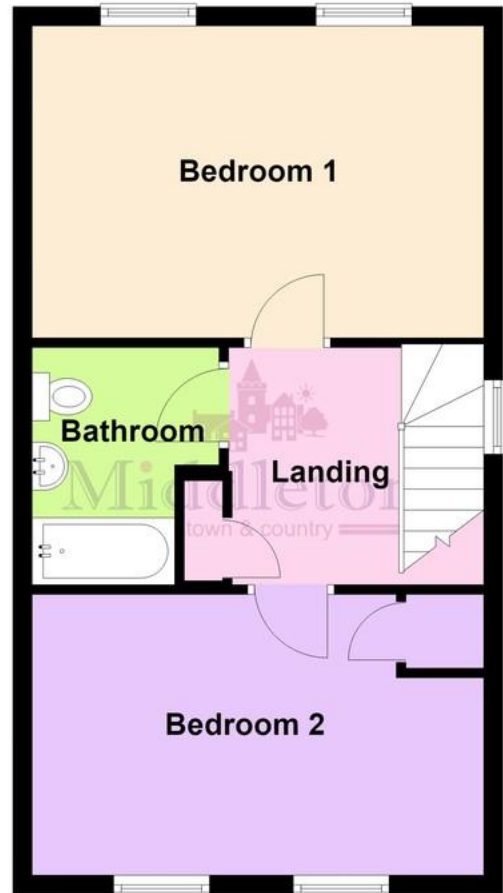




Ground Floor



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		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	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.