



CHARNWOOD AVENUE, ASFORDBY

Offers In Excess Of £150,000

One Bedrooms

Freehold



**EXTENDED SEMI-DETACHED
BUNGALOW**

GREAT FIRST TIME BUY

GOOD SIZED GARDENS

GOOD COMMUTER LINKS

CHAIN FREE

INVESTMENT OPPORTUNITY

LOCAL AMENITIES NEARBY

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND A

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Offered with no onward chain, extended one bedroom semi-detached bungalow situated in the village of Asfordby. The village has ample amenities to include a local primary school, doctors surgery, Co-Op Londis stores and the Crown pub. There are regular bus services to Melton, Grantham, Loughborough and Leicester.

The accommodation on offer comprises: entrance hall, kitchen, bathroom, lounge, office area, dining room and a double bedroom. Outside the property benefits from both front and rear gardens and is within two minutes walk of the Londis store.

ENTRANCE HALL Entering from the side of the bungalow into the entrance hall having doors off to:

KITCHEN 6' 5" x 13' 6" (1.98m x 4.13m) Fitted with a range of wall, base and drawer units topped with worksurfaces, breakfast bar with radiator under, stainless steel one and a half bowl sink and drainer with mixer tap, space and plumbing for a washing machine and a free standing cooker is included which has been serviced annually. Window over looking the front garden, wall mounted Worcester boiler, also serviced annually, and vinyl flooring.

BATHROOM 5' 7" x 6' 6" (1.71m x 2.0m) Comprising a panel bath with shower over, pedestal wash hand basin, low flush WC and a heated towel rail. Part tiled walls, extractor fan and vinyl flooring.

LOUNGE 10' 11" x 16' 8" (3.35m x 5.10m) A generous and nicely proportioned lounge having a front facing window, radiator, feature fireplace with a disconnected electric fire, carpet flooring and a door through to the office space, dining room and bedroom.

OFFICE AREA 6' 5" x 9' 9" (1.96m x 2.99m) An ideal space for a home office having built-in storage, radiator and an opening through to the dining room.

DINING ROOM 6' 6" x 13' 0" (2.0m x 3.98m) Having French doors to the garden making a great space to entertain, radiator and laminate wood flooring. Door to the bedroom.

BEDROOM 9' 6" x 13' 0" (2.9m x 3.97m) A double room having a window overlooking the garden, radiator and carpet flooring.

FRONT GARDEN Featuring a well-tended lawn and established shrubs, the front approach is enhanced by a neat pathway that leads to the gate, providing access to both the front door and the rear garden. There is also the option of renting a garage from MBC across from the property.

REAR GARDEN This south-west facing garden enjoys a paved patio adjacent to the bungalow, continuing along the side of the property. A formal lawn sits beyond, accompanied by a garden shed and an outdoor tap, with wood-panel fencing securing the boundary.

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.

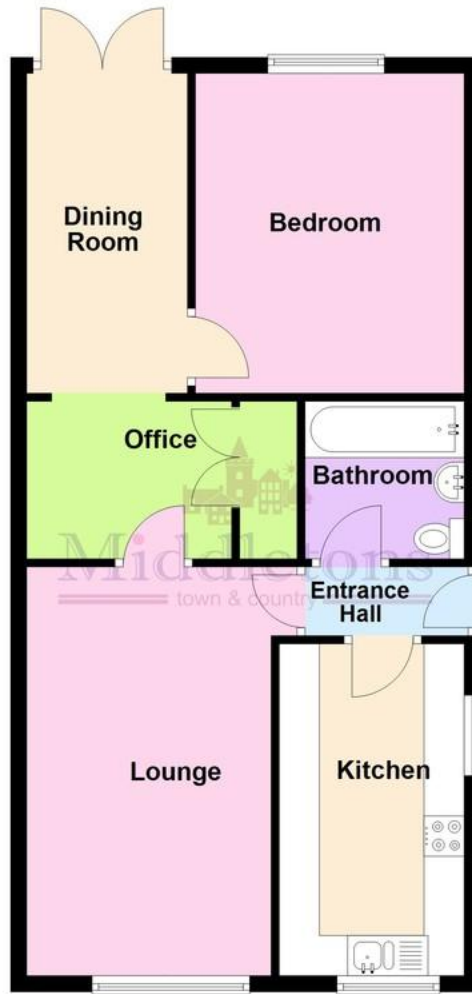
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Ground Floor



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		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.