


FOR SALE

# Saxelby Road, Asfordby, Leicester, Leicestershire LE14 3DF

## £58,000 - Leasehold

DAVID ROBINSON ESTATES

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## PROPERTY DESCRIPTION

An Ideal First Time Buy! - This 25% shared ownership property is situated in this quiet village location with accommodation comprising, entrance hall, lounge, fitted kitchen diner, downstairs wc, first floor landing, two bedrooms and bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazed windows with off road parking to the front and great sized garden to the rear. Internal viewing is essential.

## POINTS OF INTEREST

- *Semi-Detached*
- *Two Bedrooms*
- *Lounge*
- *Fitted Kitchen Diner*
- *Downstairs WC*
- *ORP*
- *Gardens*
- *Viewing Essential*











## ROOM DESCRIPTIONS

### Ground Floor

**Entrance Hall**
Double glazed door to the front aspect stairs to first floor landing and radiator.

**Lounge**
15' 5" x 9' 7" (4.70m x 2.92m) UPVC double glazed window to the front aspect and radiator.

**Fitted Kitchen Diner**
12' 9" x 12' 6" (3.89m x 3.81m) UPVC double glazed window to the rear aspect, UPVC double glazed french doors to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainer, fridge/freezer, washing machine and radiator.

**Downstairs WC**
UPVC double glazed window to the side aspect, being fitted with two piece suite comprising, low level wc, hand wash basin, tiled flooring and heated towel rail.

### First Floor

**First Floor Landing**
Loft access.

**Bedroom One**
12' 11" x 10' 11" (3.94m x 3.33m) Two UPVC double glazed windows to the rear aspect, fitted wardrobe and radiator.

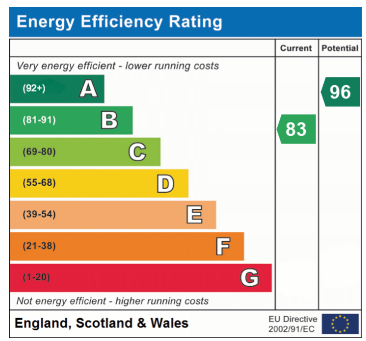
**Bedroom Two**
12' 11" x 12' 1" (3.94m x 3.68m) Two UPVC double glazed window to the front aspect, over stairs cupboard and radiator.

**Bathroom**
Being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and heated towel rai.

**Front Garden**
To the front of the property there are laid to lawn gardens with driveway to the side giving access for off road parking for multi vehicles.

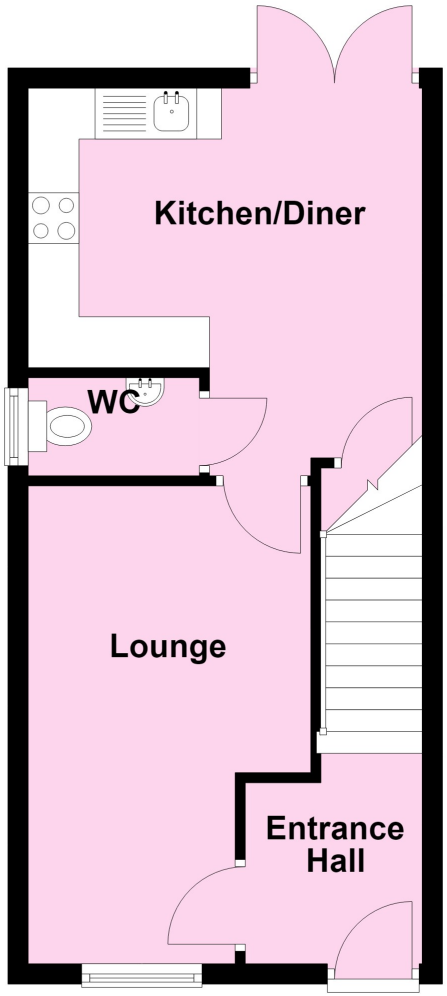
**Rear Garden**
To the rear of the property there are great sized laid to lawn gardens in private position with patio area.

**Additional Notes:**
Council tax band B (Melton District Council)
Standard Brick Construction Tiled Roof
Connected to mains gas/water/electric/sewerage
Multiple Choice for Broadband/phone signal
No flood risks that we are aware of
Lease: 125 Years from 1st April 2022
Rent: £448.95 PCM
Buildings Insurance £8.33 PCM



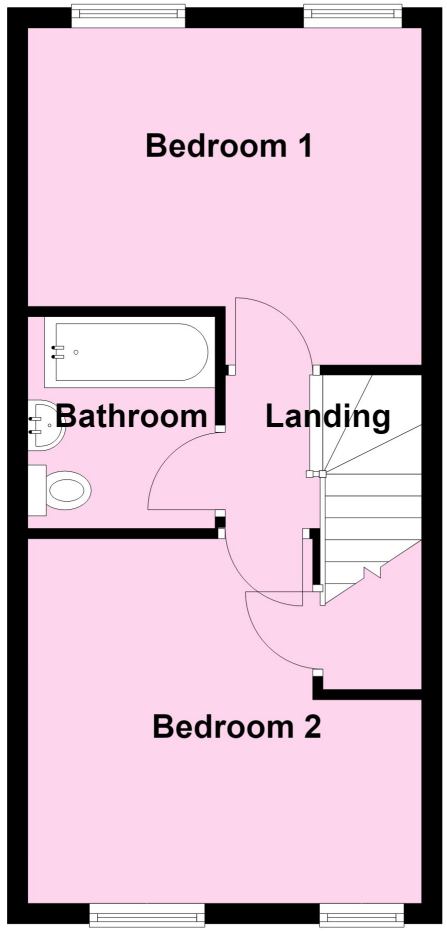
## Ground Floor

Approx. 33.4 sq. metres (359.3 sq. feet)




## First Floor

Approx. 33.4 sq. metres (359.3 sq. feet)




Total area: approx. 66.8 sq. metres (718.6 sq. feet)

Disclaimer: David Robinson Estate Agents LTD are the selling agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. David Robinson Estate Agents LTD makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your David Robinson Estates representative as soon as possible so we can make the necessary corrections. The services at the property have not been tested.