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Moncrief Drive
Asfordby Melton Mowbray

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Asfordby Melton Mowbray LE14 3BP

for sale
£57,500







Property Description

Available to purchase on a 25% Shared Ownership basis, this immaculately presented two-bedroom semi-detached home is situated on the sought-after Station Lane development in Asfordby and offers modern accommodation throughout. Built approximately six years ago, the property has been well maintained and provides an excellent opportunity for those looking to take their first step onto the property ladder.

The accommodation begins with an entrance hall leading to a contemporary fitted kitchen, complete with a range of modern wall and base units and ample worktop space. To the rear of the property is a spacious open-plan lounge diner, creating a bright and versatile living area with plenty of room for both relaxation and dining. The space enjoys access to the rear garden, making it ideal for both everyday living and entertaining. A useful ground floor WC completes the accommodation on this level.

To the first floor, the landing provides access to two well-proportioned bedrooms and a modern family bathroom fitted with a contemporary suite. Both bedrooms are tastefully presented and offer comfortable accommodation.

Outside, the property benefits from an enclosed rear garden, providing a private outdoor space to enjoy throughout the year, together with off-road parking.

Entrance Hall

With stairs rising to the first floor. Central heating radiator.

W.C

A suite in white comprising of W.C and wash hand basin. Chrome towel rail and double glazed window.

Kitchen

10' 3" x 6' 2" (3.12m x 1.88m)

With a range of units at eye and base level providing work surface, storage and appliance space. One and a quarter bowl stainless steel sink unit with mixer tap over, electric cooker, four ring gas hob with extractor over, space for freestanding fridge freezer and plumbing for washing machine. Double glazed window to the front elevation.

Lounge Diner

15' 1" x 14' 1" (4.60m x 4.29m)

A bright and spacious open-plan lounge/diner with double glazed French doors opening onto the rear garden. Central heating radiator.

First Floor

Bedroom One

14' 2" x 9' 5" (4.32m x 2.87m)

With double glazed window to the rear elevation. Central heating radiator.

Bathroom

7' 11" x 6' 2" (2.41m x 1.88m)

A suite in white comprising of panelled bath with mixer shower over, WC and wash hand basin.

Bedroom Two

14' 1" x 9' 4" (4.29m x 2.84m)

With double glazed window to the front elevation. Central heating radiator.

Agent's Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'







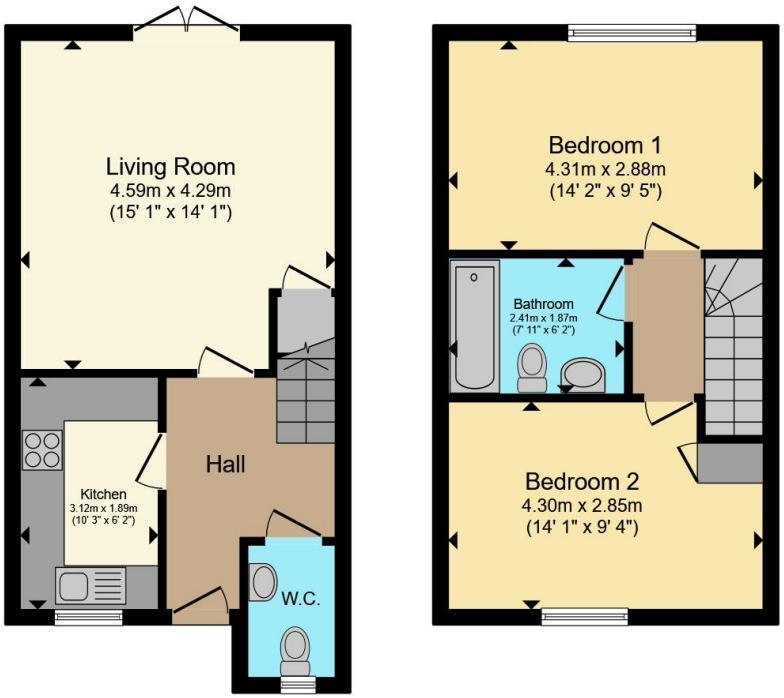












Ground Floor **First Floor**

Total floor area 68.4 m² (736 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: Awaited

Council Tax Band: B

Service Charge: 363.96

Ground Rent: Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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