



## 10 Station Lane, Asfordby - LE14 3SL

Guide Price **£495,000**



Part of







## 10 Station Lane

Asfordby, Melton Mowbray

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- STUNNING FULLY MODERNISED AND REMODELLED DETACHED BUNGALOW
- POPULAR WELL SERVED VILLAGE
- NEW WIRING, PLUMBING, CENTRAL HEATING AND WINDOWS/DOORS
- ENTRANCE HALL, SHOWER ROOM, LARGE LOUNGE, INNER HALL
- SUPERB FITTED DINING KITCHEN WITH FULLY INTEGRATED APPLIANCES
- 3 GOOD SIZED BEDROOMS AND STYLISH BATHROOM
- EXTENSIVE DRIVEWAY AND OFF ROAD PARKING FOR MANY VEHICLES
- LARGER THAN AVERAGE PRIVATE LANDSCAPED REAR GARDEN

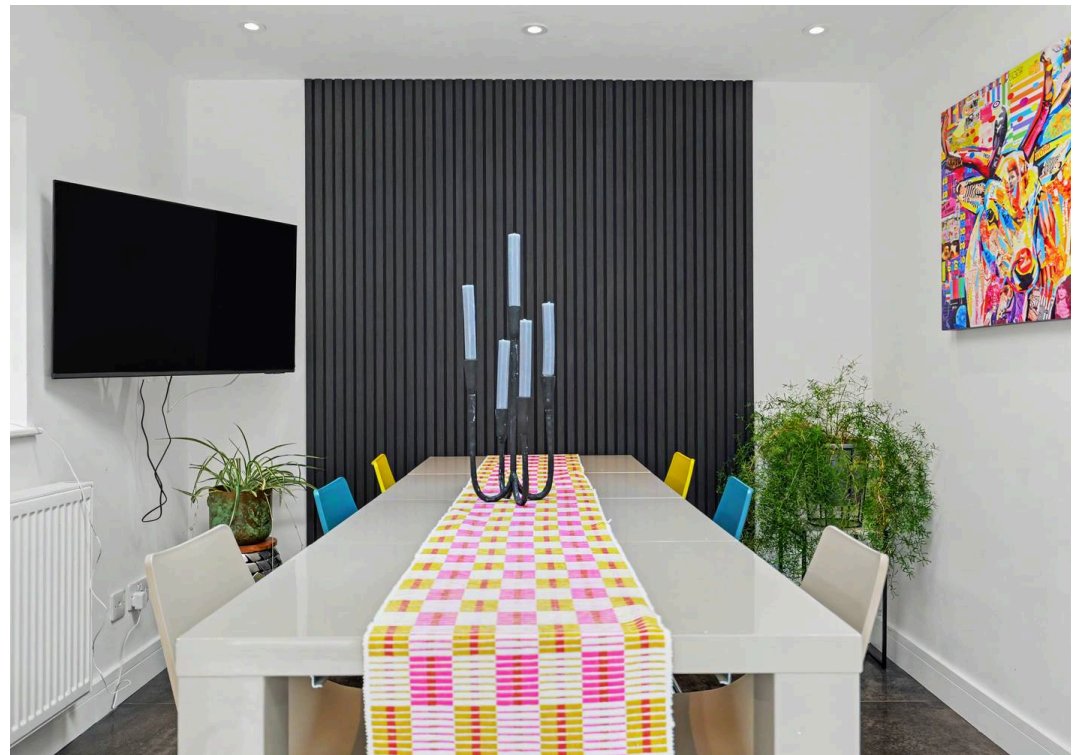






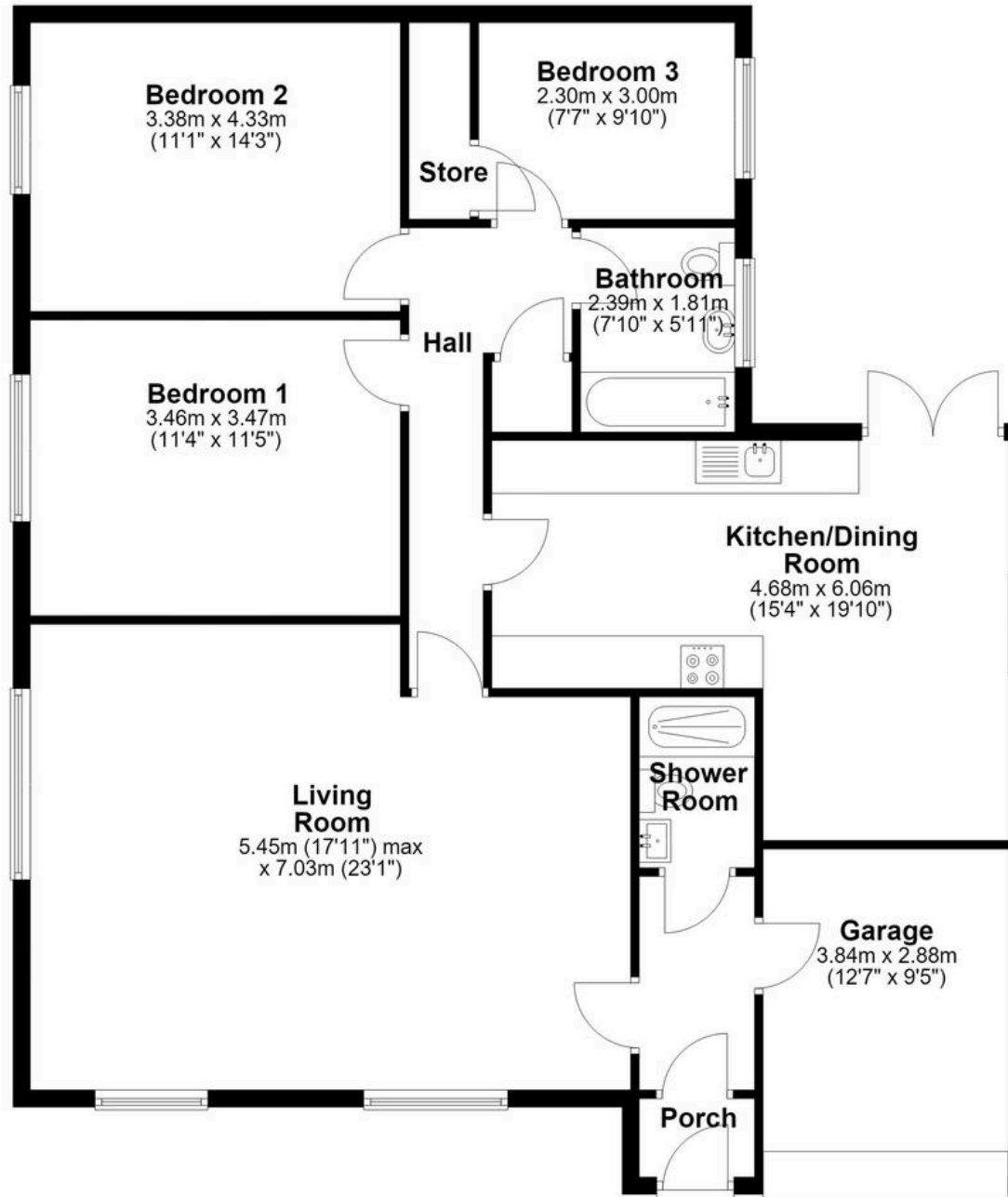






## Ground Floor

Approx. 128.2 sq. metres (1379.8 sq. feet)



Total area: approx. 128.2 sq. metres (1379.8 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.





## FRONT GARDEN

Extensive driveway and off road parking providing space for several vehicles.

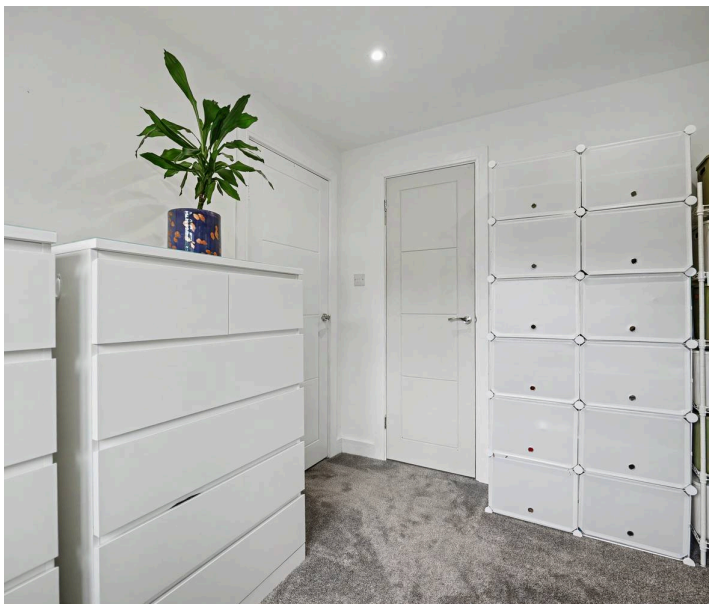
## REAR GARDEN

Delightful private landscaped rear garden with patio and terrace area, pergola, lawn with various flower and shrub beds, vegetable and fruit gardens. To the side of the bungalow is further driveway space which links the front driveway to the rear garden and could provide further parking and even space for a large garage if required, subject to suitable consents.

## Driveway

Parking Space for several vehicles

Extensive driveway to the front with further driveway access to the left hand side. The property has a former garage which is now of restricted size due to internal remodelling, this has an up and over door plus internal door to the entrance hall and provides great storage. This area has been partially prepared to convert into further living accommodation and could provide further bedroom or office space, subject to completion and building regulations.





## Andrew Granger & Co (Part of Sheldon Bosley Knight)

Sheldon Bosley Knight, 7-8 Bedford Square, Loughborough - LE11 2TP

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### Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

### Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.