



12 COWMAN CLOSE

ASFORDBY, MELTON MOWBRAY, LE14 3RW



GUIDE PRICE

£175,000 or (£87,500 for
50% Shared ownership)

ACCOMMODATION

A stylish well presented and maintained semi-detached house situated in a cul de sac location in this well served village. Gas central heating, UPVC double glazed windows, hall, lounge, fitted dining kitchen, 2 bedrooms and refitted bathroom. Front garden, driveway for 2 cars, delightful landscaped private rear garden.

Available for 100% purchase or 50% shared ownership.

HALL

With entrance door, radiator and door to:-

LOUNGE

With window to front, attractive fire surround with fitted gas fire, radiator, wood laminate flooring, staircase to first floor.

FITTED DINING KITCHEN

With window and patio doors to rear and further door to side, range of fitted base and wall units with solid wood work surfaces and stainless steel sink top, space for fridge freezer, space and plumbing for washing machine, gas hob with canopy hood above, tiled splashbacks, wood laminate floor, radiator.

LANDING

with window to side, radiator, loft access and ladder.

BEDROOM 1

with window to front, radiator, built in cupboard, laminate flooring.

BEDROOM 2

with window to rear, radiator and laminate flooring.





BATHROOM

with window to rear, stylish white suite comprising w.c., wash basin and free standing 'Slipper' bath, wall tiling and painted matchboarding, radiator, laminate flooring and extractor fan.

OUTSIDE

FRONT GARDEN being mainly gravelled with a Silver Birch tree and shrubs, **DRIVEWAY** providing parking for 2 cars, gated side access leading to **PRIVATE LANDSCAPED REAR GARDEN** with timber garden shed, patio, gravelled area with a variety of shrubs, trees and plants, decked patio area, water feature, well screened with timber fencing.



VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: The property is offered at a Guide Price of £87,500 for a 50% shared ownership on a leasehold basis with Platform Housing. The current monthly rent is £185.12 which includes Buildings Insurance. Alternatively the property can be available for 100% purchase at a Guide Price of £175,000 Freehold.

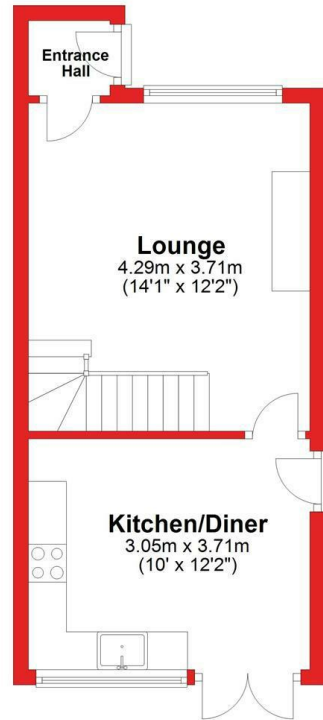
SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: Melton Borough Council 01664 502502

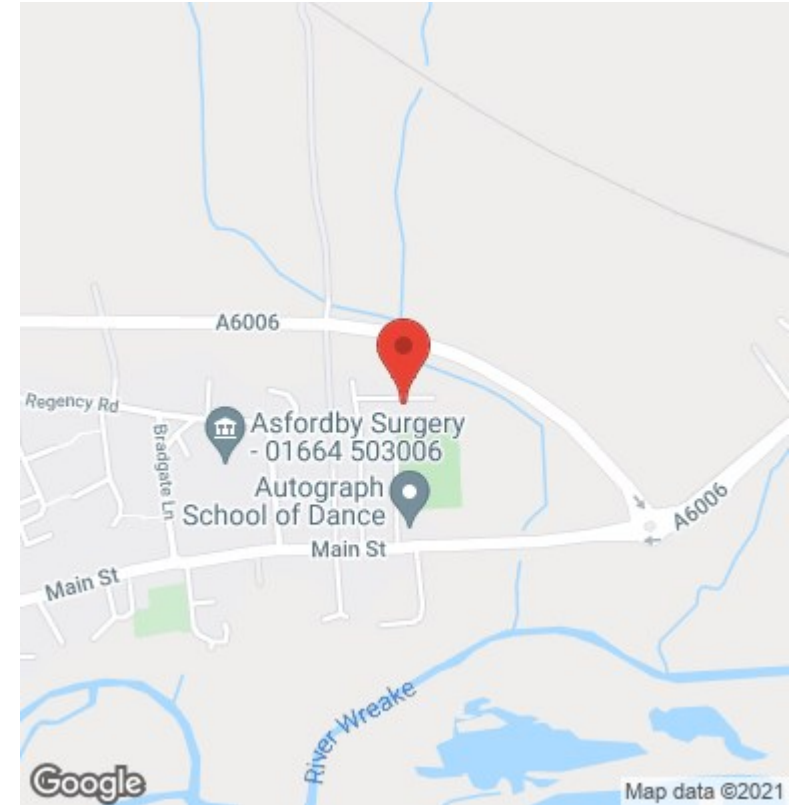
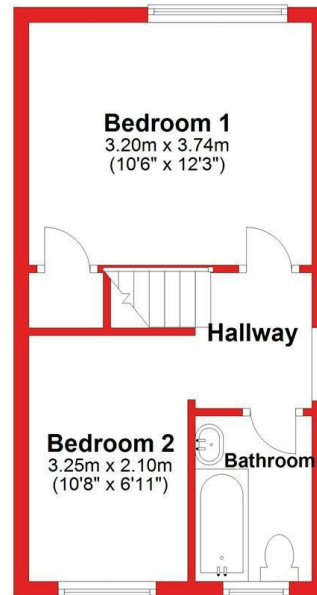


Floor Plan

Ground Floor



First Floor



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

