

2 Church Lane, Asfordby - LE14 3RU

Guide Price **£450,000**

ANDREW GRANGER & CO

Part of SHELDON BOSLEY KNIGHT LAND AND PROPERTY PROFESSIONALS









2 Church Lane

Asfordby, Melton Mowbray

An individually built spacious detached home situated in the most delightful position in the heart of this popular and well served Wreake Valley village and is located adj to All Saints Parish Church.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- SPACIOUS INDIVIDUAL DETACHED HOME
- VILLAGE CENTRE LOCATION ADJ TO THE CHURCH
- GAS C H, UPVC D/G WINDOWS
- 3 RECEPTION ROOMS, KITCHEN AND UTILITY ROOM
- 4/5 BEDROOMS, BATHROOM AND SEP W.C.
- LARGE PLOT WITH EXTENSIVE DRIVEWAY, SINGLE GARAGE
- NO CHAIN





An individually designed and built spacious detached home situated in the most delightful position in the heart of this popular and well served Wreake Valley village and is located adjacent to All Saints Parish Church. The village offers a good level of facilities including Primary School, shops, public house, takeaways and Indian Restaurant, along with a thriving village hall.

The house offers well laid out family accommodation with gas central heating and UPVC double glazed windows and has parquet herringbone flooring to the hall and principle ground floor rooms. Entrance vestibule, cloakroom/w.c., study, reception hall, lounge, dining room, breakfast kitchen, pantry and utility room. Spacious landing, 4 bedrooms, box room/bedroom 5, bathroom and separate w.c. Outside offers a good sized driveway and front garden leading to a single garage and to the rear is a delightful mature and private part walled garden with views of the church.

NO CHAIN



COVENANTS

The sale will be subject to the following covenants:

1. Not to use the property for any immoral or illegal purposes.

2. Not at any time hereafter to call or designate any building erected on the Property or permit the same to be called or designated by any name which might suggest that such building is owned or occupied by the Incumbent for the time being of the Benefice in which the Property is situated.

3. Not at any time to do permit or suffer to be done any deed matter or thing in or upon the Property which may be or become a nuisance annoyance or disturbance to the Minister for the time being conducting, or the congregation attending, the Divine Service in The Parish Church of All Saint's Church, Asfordby or the churchyard surrounding the same.

4. The Transferee acknowledges and accepts the user of the Parish Church of All Saint's Church including the church hall and shall raise no objection thereto including the use of the said Parish Church, Churchyard and church hall for services festivals events and the ringing of the church bells.

5. Not to object to any planning applications submitted by The Parish Church of All Saint's Church, Asfordby.

6. Not to use the property other than as a single dwelling house in the occupation of a single family.

7. Not to undertake any extensions, external alterations or to erect any external structure on the property without first obtaining the Vendor's approval in writing to the plans and elevations thereof and to bear the Vendor's reasonable professional fees incurred in the consideration and granting of the consent.

8. No rights of way over the adjoining Church/ church yard are included in the sale (Section 62 of the

Law of Property Act 1925 is excluded from the sale).



















Approximate Gross Internal Area
176.8 sq. m. (1904 sq. ft.)
Garage At 17.9 sq. m. (193 sq. ft.)
Total 194.7 sq. m. (2097 sq. ft.)



ANDREW GRANGER & CO

Ground Floor
Floor area 88.4 sq.m. (952 sq.ft.) approx
Garage 17.9 sq.m. (193 sq.ft.) approx

First Floor
Floor area 88.4 sq.m. (952 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk









FRONT GARDEN

Extensive front garden and driveway providing parking for several vehicles , part walled boundary. The driveway leads to a single garage to the side. Please note, the driveway has a right of access over an area of Church Land from the highway.

REAR GARDEN

A good sized mature rear garden with part walled boundary (the wall to the eastern boundary will be the responsibility of the number 2 Church Lane), patio, lawns, well stocked shrub and flower beds.

GARAGE

Single Garage

An extensive driveway and parking area leads to the single garage with up and over door to front, window to rear and side access door.



Andrew Granger & Co (Part of Sheldon Bosley Knight)

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

01509235534 · loughboroughsales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk/

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.