



# Asfordby Place Asfordby

- Detached four bedroom family home
- Plot extending to approximately 0.4 acres
- Spacious kitchen/dining room
- Garden room with underfloor heating
- Main bedroom with en suite
- Private island garden with footbridge
- Resin driveway and detached double garage
- Exceptional riverside village setting
- EPC Rating C / Council Tax Band F / Freehold

Alexanders are pleased to offer to the market this exceptional detached four bedroom home occupying a truly enviable riverside setting within the highly regarded village of Asfordby. Enjoying a generous plot extending to approximately 0.4 acres, the property is tucked away in a quiet cul-de-sac. Set back from the road and surrounded by mature greenery, the property enjoys a peaceful position with delightful views across the river and grounds.

The accommodation has been thoughtfully arranged to provide a comfortable and versatile layout, ideally suited to modern living. The sitting room is light-filled and welcoming, centred around a charming wood-burning stove, while the impressive kitchen/dining room forms the focal point of the home. A conservatory with underfloor heating further enhances the living space.

Outside, the property enjoys a remarkable setting with established gardens, mature planting, fruit trees and direct access to the river. A charming footbridge leads to a private island garden, complete with decking, useful outbuildings and exclusive fishing rights. Asfordby remains one of the area's most desirable villages, offering a range of everyday amenities, reputable schooling and excellent transport links to Melton Mowbray, Leicester and the surrounding centres.





### Accommodation:

Set back from the main village road and enjoying picturesque views across the river, this exceptional home offers a wonderful sense of privacy and countryside tranquillity while remaining conveniently positioned for local amenities and commuter links. Further benefits include 12 solar panels with battery storage to enhance energy efficiency and help reduce running costs, alongside modern gas central heating, smart metering, and high-speed broadband.

Internally, the property offers spacious and well-balanced accommodation throughout. A welcoming entrance hall leads into a bright and comfortable sitting room centred around a charming wood-burning stove, creating an ideal space in which to relax and unwind. The spacious kitchen/dining room forms the heart of the home, perfectly suited to family living and entertaining, and is complemented by a separate utility room for added practicality. To the rear, a delightful conservatory with underfloor heating provides a versatile year-round reception space with attractive views across the gardens.

Upstairs, the property continues to impress with four well-proportioned bedrooms, including a generous main bedroom with an en suite, together with a family bathroom serving the remaining accommodation.



### Gardens and land:

The true highlight of this remarkable home is the exceptional outdoor space. The impressive rear garden extends directly to the river and is complemented by a charming footbridge leading to a private island garden of approximately 0.4 acres. The island includes a substantial decking area and two sheds with power and lighting, offering endless possibilities for entertaining, hobbies, working from home, or simply enjoying the peaceful natural setting. The property also benefits from exclusive fishing rights, making it an ideal retreat for those who enjoy riverside living.

Further external features include beautifully established gardens with mature planting and fruit trees, a recently installed resin driveway providing ample off-road parking, and a detached double garage offering excellent storage or workshop potential.

### Location:

Asfordby is a well-served and highly regarded village situated just outside Melton Mowbray, offering a range of everyday amenities including local shops, a primary school, public houses and recreational facilities. The village enjoys excellent road links to Melton Mowbray, Leicester, Loughborough and Nottingham, while nearby rail services provide convenient connections to wider destinations, making it an ideal location for those seeking village living with easy access to surrounding centres.

### Method of Sale:

The property is offered for sale by Private Treaty.

### Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure:

The property is being sold freehold with vacant possession upon completion.

### Local Authority:

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band F.





Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Services:

The property is connected to mains gas, electricity, water, and drainage.

The property further benefits from the installation of solar panels with battery storage,

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

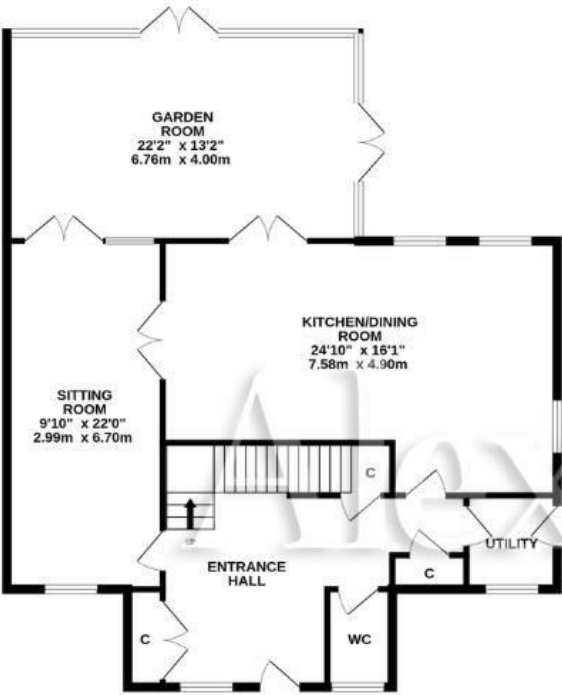
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

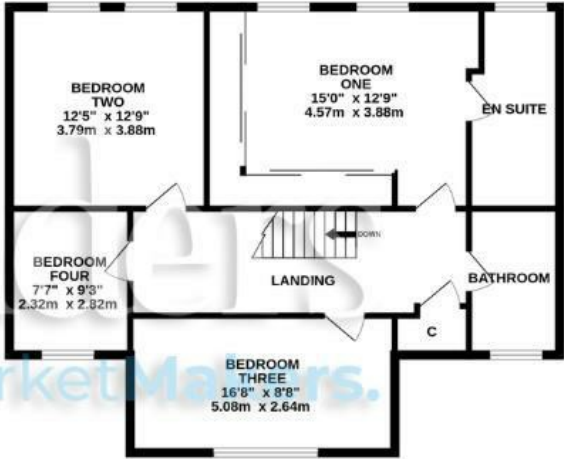
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



GROUND FLOOR  
1426 sq.ft. (132.5 sq.m.) approx.



TOTAL FLOOR AREA : 2292 sq.ft. (213.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
866 sq.ft. (80.5 sq.m.) approx.

Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 80        |
| (55-68) D                                   | 69      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |



