



Guide Price £350,000- £375,000 | Freehold

Highfield End, Ashby Folville, LE14 2TP





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- Three-bedroom semi-detached home
 - Sought-after village location in Ashby Foville
 - Spacious open-plan living and dining room
 - Feature log burner
 - Separate kitchen and utility room
 - Downstairs WC
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Situated in the sought-after village of Ashby Foville, this charming three-bedroom semi-detached home offers spacious living, generous outdoor space, and beautiful countryside surroundings.

The heart of the home is the welcoming open-plan living and dining area, featuring a cosy log burner, creating the perfect space for relaxing or entertaining. The property also benefits from a separate kitchen, utility room, and convenient downstairs WC.

Upstairs, the property offers two generously sized double bedrooms alongside a third single bedroom, ideal as a child's room, nursery, dressing room, or home office. The first floor is







completed by a family bathroom and a separate toilet for added convenience.

Outside, the home continues to impress with a particularly generous driveway providing ample off-road parking. The rear garden backs directly onto open fields, offering peaceful views and a wonderful sense of privacy.

A versatile cabin is positioned within the garden and could be ideal for storage, a home office, hobby room, or even a small business opportunity, subject to requirements.

Perfectly located just a two-minute walk from the village pub, this property combines countryside living with local convenience, making it an ideal home for families, professionals, or those seeking a quieter lifestyle.



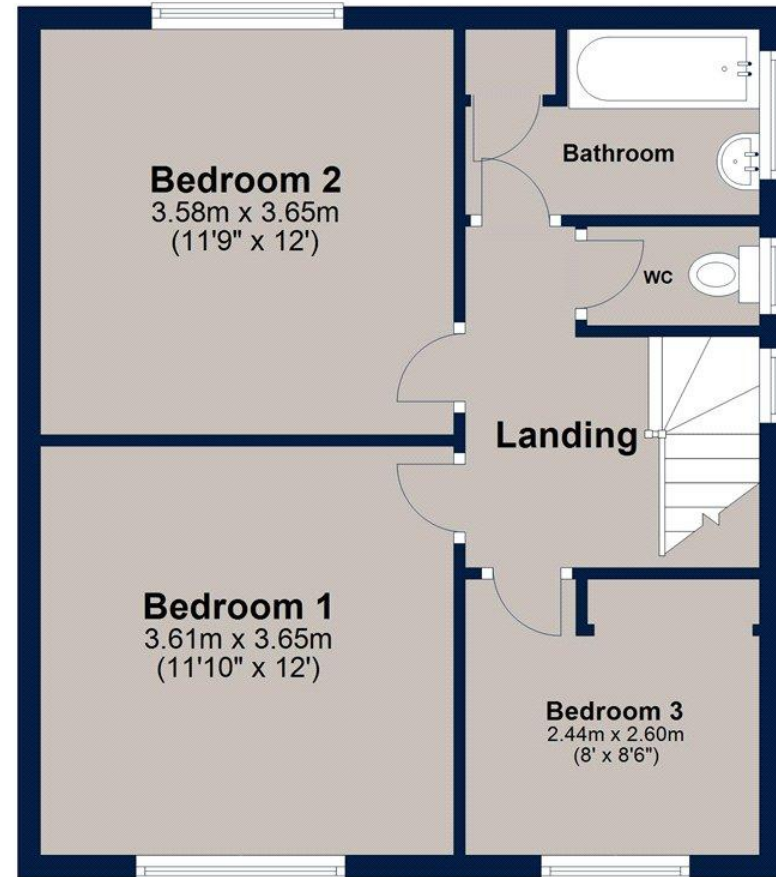
Ground Floor

Approx. 53.3 sq. metres (574.1 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.6 sq. feet)



Total area: approx. 99.6 sq. metres (1071.7 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro
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Key Information

Local Authority - Melton Borough Council

Council Tax Band - C

Tenure - Freehold

EPC Rating - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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