



## THE GREEN, OLD DALBY

Asking Price Of £549,950

Five Bedrooms

Freehold



DETACHED HOUSE

DRIVEWAY AND OFF-ROAD PARKING

FIVE BEDROOMS

LOCAL SCHOOLS NEARBY

CHAIN FREE

FLEXIBLE ACCOMMODATION

VILLAGE WITH AMENITIES

GOOD COMMUTER LINKS

COUNCIL TAX BAND D

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Offered with no upward chain this four/five bedroom house is situated within the much sought after village of Old Dalby. The village has its own primary school, the Crown Inn public house and village hall and has a very active community with many groups.

The accommodation offers flexible multi-generational living and comprises; spacious entrance hall, lounge, family room, open-plan kitchen and conservatory, utility room, study/bedroom five and a bathroom to the ground floor. Four bedrooms and a further bathroom to the first floor. Outside the property benefits from ample off road parking, garage and wrap around gardens. The house has excellent views overlooking the village green, church and the hills beyond.

**ENTRANCE HALL** Stained glass door with glazed side panels into the very spacious entrance hall which could be utilised in a variety of ways. Having stairs rising to the first floor landing, under stair storage cupboard, large radiator, inset LED lighting, engineered wood flooring and doors off too;

**LOUNGE** 17' 6" x 11' 4" (5.35m x 3.46m) Having a double glazed window to overlooking the village green, two radiators, feature fireplace with electric fire and carpet flooring.

**FAMILY ROOM** 24' 8" x 13' 3" (7.53m x 4.05m) A fantastic family room having two double glazed windows and french doors opening out onto the patio and rear garden, two radiators and laminate wood flooring.

**KITCHEN** 11' 1" x 15' 1" (3.38m x 4.60m) Being open plan to the conservatory, the kitchen is fitted with a good range of wall base and drawer units, roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit, space and plumbing for a dishwasher, integrated Neff double oven, AEG induction hob with extractor hood over, space for a freezer and for an under counter fridge. Radiator and vinyl flooring continuing through to the conservatory.

**CONSERVATORY** 15' 1" x 11' 4" (4.62m x 3.46m) Having a dwarf wall base and Upvc double glazed upper construction with french doors and a single door to the rear garden, electrical sockets, radiator, two spotlights and a fan.

**UTILITY ROOM** 7' 8" x 8' 5" (2.36m x 2.58m) Fitted with wall and base units, roll edge work surfaces, stainless steel sink and drainer unit, space and plumbing for both a washing machine and tumble dryer, external door to the garden and vinyl flooring.

**BEDROOM 5 /STUDY** 9' 6" x 10' 0" (2.91m x 3.06m) This room could serve as a downstairs bedroom with the bathroom being across the hall. Having a double glazed window looking over the village green, radiator, fitted shelving and laminate wood flooring.

**BATHROOM** 5' 10" x 7' 11" (1.8m x 2.42m) Comprising of a panel bath, pedestal wash hand basin, low flush WC, radiator, obscure glazed window, two wall cabinets and vinyl flooring.

**LANDING** Taking the stairs from the entrance hall to the first floor landing with doors off to;

**MASTER BEDROOM** 19' 7" x 13' 3" (5.99m x 4.05m) Having three double glazed windows with views across the village green and beyond, two radiators, two fitted wardrobes and carpet flooring.

**BEDROOM TWO** 11' 1" x 10' 9" (3.39m x 3.3m) Having a double glazed window to the rear aspect eaves storage, radiator and laminate wood flooring.

**BEDROOM THREE** 10' 11" x 10' 4" (3.33m x 3.15m) Having a double glazed window with views over the village green and beyond, radiator, eave storage and carpet flooring.

**BEDROOM FOUR** 11' 5" x 7' 7" (3.5m x 2.33m) Having a double glazed window to the side aspect, radiator, eave storage and carpet flooring.

**BATHROOM** 5' 10" x 7' 3" (1.8m x 2.22m) Comprising of a panel bath with a shower riser over, low flush WC, pedestal wash hand basin, radiator, vinyl flooring and extractor fan.

**FRONT GARDEN** Having gated access providing ample off road parking and leading to the garage. Formal lawn to the side with planted shrub beds with mature trees. Gated access to the rear garden. Mature hedging to the boundary.

**GARAGE** 9' 0" x 20' 5" (2.75m x 6.23m) Having an up over manual door, power and light connected, wall mounted central heating boiler and personnel door to the entrance hall.

**REAR GARDEN** Having a paved patio area adjacent to the conservatory and family room, garden shed, gated access through to the rear garden which has gravel and shrub beds, some lawn and a further garden shed.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.







Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258  
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.