



**KNIGHTS ROAD, OLD DALBY**

**Asking Price Of £315,000**

**Three Bedrooms**

**Freehold**



**MODERN DETACHED HOUSE**

**AIR SOURCE HEAT PUMP**

**UNDERFLOOR HEATING**

**VILLAGE WITH AMENITIES**

**DRIVEWAY AND GARAGE**

**ENSUITE SHOWER ROOM**

**GOOD SIZED REAR GARDEN**

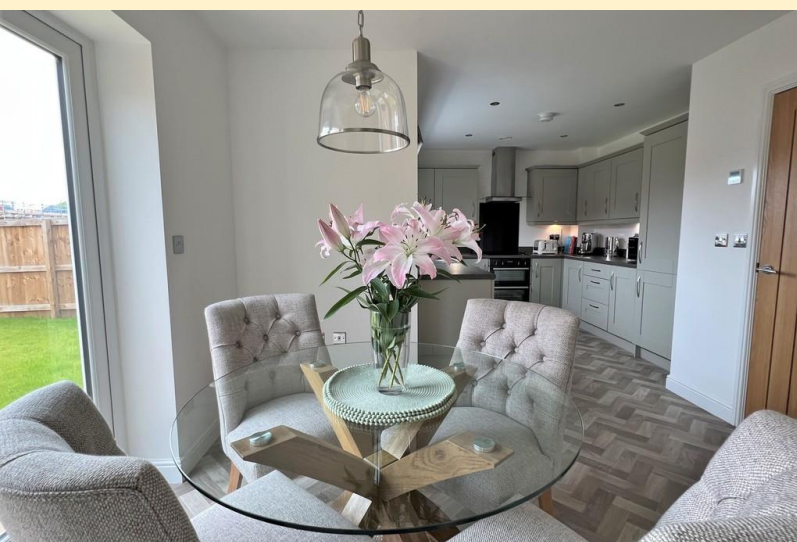
**GOOD COMMUTER LINKS**

**COUNCIL TAX BAND D**

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Very well appointed, modern three bedroom detached house in the much sought after village of Old Dalby. The village has its own primary school, the Crown Inn public house and the village hall and has a very active community with many groups. Old Dalby is ideally situated for fast access to the surrounding centres of Nottingham, Melton Mowbray, Loughborough and Leicester.

The accommodation on offer comprises of; entrance hall, lounge, kitchen diner, and cloakroom to the ground floor. Three bedrooms with ensuite to the master and a family bathroom to the first floor. High energy efficiency Air-Source pump system and heat recovery system with underfloor heating to the ground floor. The property was also upgraded at the time of purchase to include Oak wood doors and chrome light switches throughout. Outside the property benefits from ample off road parking, a garage and a large rear garden.

**ENTRANCE HALL** Part glazed door into the entrance hall having stairs rising to the first floor, vinyl flooring and oak doors off to the cloakroom, lounge and kitchen diner.

**WC** Having a low flush WC and a corner wash hand basin, obscure glazed window and vinyl flooring.

**LOUNGE** 12' 2" x 14' 3" (3.72m x 4.36m) Nicely proportioned room having a window to the front aspect, carpet flooring and underfloor heating.

**KITCHEN AREA** 10' 4" x 10' 0" (3.15m x 3.05m) Fitted with a contemporary range of wall, base and drawer units, roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap over, space and plumbing for a washing machine. Integrated appliances to include; dishwasher, fridge freezer, double electric oven, electric hob with extractor hood over. Window overlooking the rear garden, large under stairs storage cupboard, vinyl flooring with under floor heating continuing through to the dining area.

**DINING AREA** 10' 8" x 11' 7" (3.27m x 3.55m) Having French doors opening out on to the rear garden, radiator and vinyl flooring.

**LANDING** Taking the return staircase from the entrance hall to the first floor landing having a window mid way to the side aspect, airing cupboard, loft hatch and doors off to;

**MASTER BEDROOM** 10' 4" x 12' 2" (3.15m x 3.71m) Having a window to the front aspect, radiator, fitted slide robes, carpet flooring and door to the ensuite.

**ENSUITE** Comprising of a walk-in shower cubicle, wall mounted wash hand basin, close coupled WC and a heated towel rail. Obscure glazed window, tiled splash areas and vinyl flooring.

**BEDROOM TWO** 7' 11" x 10' 0" (2.43m x 3.07m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 7' 8" x 10' 8" (2.35m x 3.27m) Having a window to the rear aspect, radiator and carpet flooring.

**BATHROOM** 5' 6" x 8' 7" (1.7m x 2.62m) Having a panel bath with handheld shower attachment, close coupled WC, wall mounted wash hand basin and a heated towel rail. Obscure glazed window, electric shaver socket, tiled splash areas and cushioned vinyl flooring.

**OUTSIDE TO THE FRONT** Having a graveled driveway providing ample off road parking leading to the garage, side gate to the rear garden, formal lawn to the front with a paved pathway to the front door.

**GARAGE** Detached brick built garage having an up and over door, power and light connected.

**REAR GARDEN** A good sized garden mainly laid to lawn with a paved patio area to the rear, Samsung High energy efficiency Air-Source pump adjacent to the property, paving to the french doors and side gate, wood panel fencing secures the boundary.

**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.

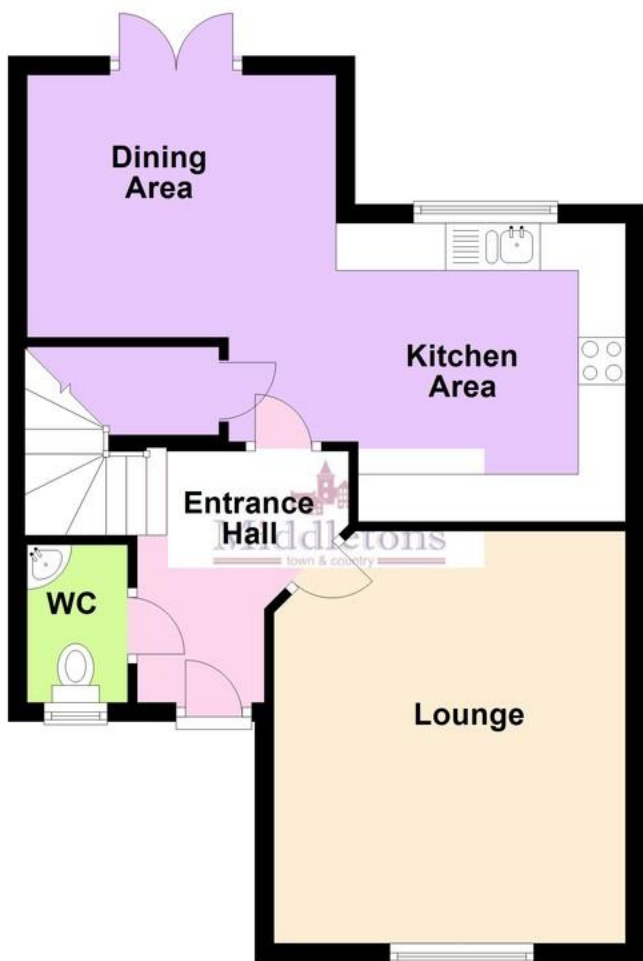
**WHAT IS YOUR HOUSE WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







## 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>		<b>98</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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	
WWW.EPC4U.COM			

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info@middletons.uk.com

**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.