



QUEENSWAY, OLD DALBY

Asking Price Of £259,950

Three Bedrooms

Freehold

SEMI-DETACHED HOUSE

CHAIN FREE

GREAT FIRST TIME BUY

VILLAGE WITH AMENITIES

GARAGE AND DRIVEWAY

LARGE PLOT

CLOSE TO LOCAL SCHOOLS

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com











Three bedroom semi-detached house situated on a generous plot 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 in brief comprises; entrance hall, lounge, kitchen diner and shower room to the ground floor. Three good sized bedrooms and a WC to the first floor. Outside the property benefits from ample off road parking, garage and both front and rear gardens on a sizeable plot.

ENTRANCE HALL UPVC door into the entrance hall with a double glazed window to the side, stairs rising to the first floor, carpet flooring and doors off to;

LOUNGE 17' 1" x 9' 9" (5.22m x 2.98m) Having two windows to the front aspect allowing plenty of natural light to flood this good sized lounge, radiator, feature fireplace with electric fire, carpet flooring, under stair storage cupboard housing the Worcester combi boiler and providing handy storage space.

KITCHEN/DINER 10' 9" x 12' 11" (3.3m x 3.95m) Fitted with a good range of wall, base and drawer units, roll edge work surfaces, stainless steel sink and drainer unit, space and plumbing for a washing machine, space for a freestanding cooker with extractor hood over and space for a fridge freezer. Window and door to the sun room, radiator, strip lighting, in-built storage cupboards, ample room for a dining table and tiled flooring.

SUN ROOM 10' 10" \times 9' 9" (3.32m \times 2.99m) Having patio doors to the rear garden making a great space to sit and relax, window to the side aspect and carpet flooring.

SHOWER ROOM 5' 6" \times 6' 9" (1.68m \times 2.08m) Comprising of a shower cubicle, low flush WC and a pedestal Wash hand basin. Obscure glazed window, radiator and tiled walls and flooring.

LANDING Taking the stirs from the entrance hall to the first floor landing having a window to the front aspect, loft access hatch and doors off to;

MASTER BEDROOM 9' 9" x 13' 9" (2.98m x 4.21m) Having two windows to the front aspect, radiator, carpet flooring, fitted double wardrobes and bedside drawers,

BEDROOM TWO 10' 2" x 9' 10" (3.10m x 3.02m) Having a window to the rear aspect, radiator, carpet flooring, fitted double wardrobes and bedside drawers.

WC 3' 11" x 2' 9" (1.2m x 0.85m) Comprising of a low flush WC.

BEDROOM THREE 9' 10" x 6' 10" (3m x 2.10m) Having a window to the rear aspect, radiator and carpet flooring.

FRONT GARDEN Low maintenance front garden having been laid with gravel with raised flower beds, tarmac driveway providing ample off road parking and leading to the garage.

REAR GARDEN Generous rear garden having a paved patio area adjacent to the house, garden tap and shed, gravel bed planted with mature shrubs, formal lawn with shrub and trees to the border, greenhouse and brick outbuilding with power and lighting. Wood panel fencing secures the boundary.

GARAGE 9' 7" \times 16' 0" (2.94m \times 4.89m) Having an up and over door, window to the side.

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.

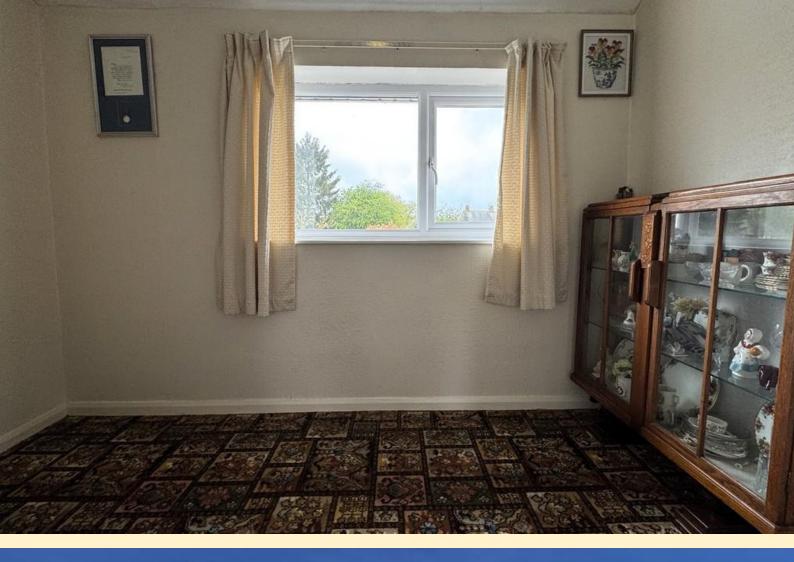
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.













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.

