



**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**

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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" x 9' 9" (3.32m x 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" x 6' 9" (1.68m x 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 stairs 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" x 16' 0" (2.94m x 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.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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.