



PARADISE LANE, OLD DALBY

Asking Price Of £795,000

Six Bedrooms

Freehold



DETACHED BUNGALOW

CHAIN FREE

GOOD SIZED REAR GARDEN

GOOD COMMUTER LINKS

UNIQUE PROPERTY

GARAGE AND DRIVEWAY

VILLAGE WITH AMENITIES

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Available to the market for the first time in 40 years, Shepherd's Hey is a unique property situated on arguably the best road in the picturesque village of Old Dalby. Originally thought to have been a Shepherd's Cottage, the bungalow-style house dates back to 1860.

Occupying a plot of around 0.25 acres, this deceptively large home has 6 double bedrooms (one of which is ensuite) a large family kitchen and separate utility room. Undoubtedly a highlight is the beautiful established garden featuring thoughtful and mature planting which provides year-round colour. Viewing this property is essential to appreciate the scope of possible living arrangements within either the existing building footprint or with the potential to extend subject to necessary planning.



ENTRANCE HALL Part-glazed door leading into the entrance hall, flanked by characterful arched windows on each side, loft access, two radiators and doors off to;

LOUNGE 16' 1" x 14' 6" (4.91m x 4.42m) The room is dual-aspect with French doors opening to the rear garden, creating a bright and airy space. Feature fireplace with electric fire, two radiators and carpet flooring.

DINING ROOM 10' 5" x 15' 0" (3.19m x 4.59m) Having double doors from the hallway into the formal dining room featuring french doors to the rear garden creating a great space to entertain. Exposed brick open-fireplace, radiator and carpet flooring. Door leading through to the kitchen.

KITCHEN/BREAKFAST ROOM 15' 0" x 14' 8" (4.58m x 4.48m) Having ample room for a breakfast table and enjoying views of the rear garden through the french doors flanked with glazed panels to each side. Fitted with wall, base and drawer units with work surfaces over, stainless steel sink and drainer unit and tiled splash backs. Integrated appliances comprise of a Bosch microwave, Neff eye level double oven, Neff induction hob and extractor hood. Window to the side aspect with fitted roller blind, quarry tiled floor and a stable door to the utility room.

UTILITY ROOM 8' 10" x 6' 6" (2.71m x 2m) Comprising of a base unit with space and plumbing under for a washing machine and dishwasher, ample room for a tumble dryer, radiator, quarry tiled floor, three windows and an external door to the garden.

BEDROOM ONE 11' 5" x 11' 10" (3.5m x 3.62m) Having a window over looking the garden, radiator, fitted wardrobes and carpet flooring. Door to the Jack and Jill ensuite shower room.

JACK AND JILL ENSUITE 6' 11" x 7' 8" (2.11m x 2.36m) Comprising of a shower cubicle, low flush WC and a wash hand basin. Obscure glazed window, extractor fan, radiator and vinyl flooring.

BEDROOM TWO 12' 0" x 11' 3" (3.68m x 3.43m) Having a window to the rear garden, radiator and carpet flooring.

BEDROOM THREE 11' 5" x 10' 0" (3.5m x 3.05m) Having a window to the rear garden, radiator and carpet flooring.

BEDROOM FOUR 12' 0" x 10' 4" (3.06m x 3.16m) Having dual aspect windows, radiator and carpet flooring.

BEDROOM FIVE/HOBBY ROOM 16' 1" x 12' 0" (4.92m x 3.66m) Having a window to the side aspect and french doors to the front, radiator, fitted base units and carpet flooring.

BEDROOM SIX/HOME OFFICE 10' 9" x 8' 5" (3.3m x 2.59m) Having a window to the side aspect, radiator and carpet flooring.

BATHROOM 8' 7" x 9' 10" (2.62m x 3.02m) A generous family bathroom comprising of a panel bath with shower over, low flush WC, bidet and a pedestal wash hand basin. Obscure glazed window, radiator, electric shaver point, LED lighting, vinyl flooring and an airing cupboard.

FRONT ASPECT Tucked away from the lane and shielded by mature trees and shrubbery at the front, the property boasts a sweeping driveway that offers plentiful off-road parking and leads to the garages, bordered by a formal lawn.

DOUBLE GARAGE 16' 4" x 17' 8" (4.98m x 5.39m) Having electric roller doors, water tap, power and lighting. Personnel door to the hallway, loft access.

REAR GARDEN Every gardeners dream, a generous private garden secluded by mature trees, beautifully established featuring thoughtful and mature planting providing colour all year round adjoining a meticulously kept formal lawn. Paved seating areas adjacent to the property with courtesy lighting, electrical sockets, external oil fired central heating boiler (replaced 2022), store room a garden shed. To the side of the property there is a green house on a paved area with two water butts.

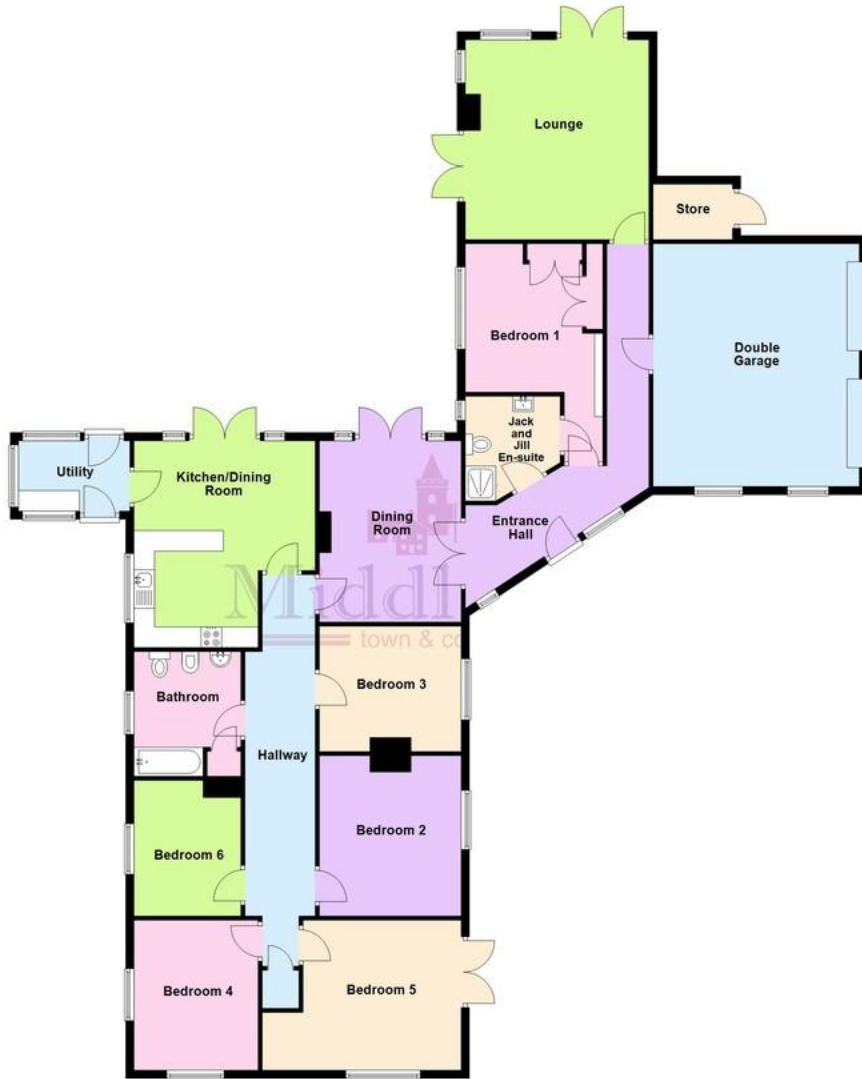
AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor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







Ground Floor



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

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