



LONGCLIFF HILL, OLD DALBY

Offers Over £275,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

SPACIOUS ACCOMMODATION

GOOD SIZED GARDEN

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

THREE DOUBLE BEDROOMS

LOCAL SCHOOLS NEARBY

SOUGHT AFTER VILLAGE LOCATION

COUNCIL TAX BAND C

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Beautifully presented three bedroom semi-detached home nestled in the heart of the highly sought-after village of Old Dalby. This stylish home offers the perfect blend of countryside charm and modern convenience. Positioned on the edge of the picturesque Vale of Belvoir, the village boasts a vibrant community, excellent local schooling, and superb access to major commuter routes. Nearby market towns including Melton Mowbray, Loughborough, and Nottingham are just a short drive away, making this an ideal location for families and professionals alike.



The accommodation on offer comprises; front lobby, entrance hall, living room, conservatory, kitchen diner and outer hallway. Three double bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage and a very generous, private rear garden.

LOBBY 5' 2" x 8' 6" (1.58m x 2.6m) Obscure glazed door with side panel and a front facing window allows natural light to filter into the lobby which has ample room for outdoor clothing and shoe storage, radiator, laminate wood flooring and a door through to the entrance hall.

ENTRANCE HALL Having a return staircase to the the first floor landing, radiator, carpet flooring and wood doors off to;

SITTING ROOM 15' 8" x 11' 1" (4.78m x 3.4m) Nicely proportioned reception room having patio doors to the conservatory, radiator, a feature chimney breast houses an electric log-burner effect fire, two TV aerial points, carpet flooring and glazed French doors open through to the kitchen.

CONSERVATORY 7' 6" x 10' 2" (2.31m x 3.1m) With French doors leading to the patio, fitted blinds for shade, a radiator for year- round comfort and vinyl flooring.

KITCHEN/DINER 8' 7" x 22' 10" (2.62m x 6.96m) The kitchen is beautifully appointed with a stylish range of wall, base and drawer units, complemented by sleek work surfaces. A stainless steel sink with mixer tap sits beneath the window, while practical space and plumbing are provided for both a dishwasher and washing machine. Cooking is a pleasure with the integrated Beko electric oven, gas hob and extractor hood. A window and external door open to the rear hall, and there's ample room for a dining table positioned beneath a second window, offering charming views of the garden. Finished with tiled flooring and warmed by a radiator, this space combines everyday functionality with a welcoming atmosphere, perfect for family meals or entertaining friends.

REAR HALL 16' 5" x 4' 0" (5.02m x 1.23m) This handy space has external doors to the front and rear gardens and access to the kitchen, ideal for removing muddy boots or toweling down the dog. Having a built-in storage cupboard and tiled flooring.

LANDING Taking the stairs to the first floor landing having a window mid-stair, carpet flooring, hatch with pull down ladder to the partly boarded loft space and pine wood doors off to;

BEDROOM ONE 14' 10" x 10' 4" (4.54m x 3.17m) This generous double bedroom has window with views of the rear garden, radiator, airing cupboard housing the hot water tank and carpet flooring.

BEDROOM TWO 11' 9" x 10' 4" (3.59m x 3.17m) Another generous double room having a front facing window, radiator and carpet flooring.

BEDROOM THREE 10' 2" x 9' 0" (3.11m x 2.75m) The smaller double room has a window with views of the rear garden, radiator and carpet flooring.

BATHROOM 6' 3" x 9' 6" (1.92m x 2.92m) Comprising of a panel bath with shower over and complimented with a glazed shower screen, low flush WC and a pedestal wash hand basin. Two obscure glazed windows allow natural light to filter through while providing privacy, heated towel rail, LED lighting and laminate wood flooring.

FRONT ASPECT Having a dwarf wall to the front boundary with a block paved drive providing ample off road parking and access to the garage. Lawn bordered with mature trees and shrubs creating privacy and a storm porch to the front door with courtesy lighting.

GARAGE 16' 8" x 7' 10" (5.1m x 2.39m) Fitted with an up-and-over door, the garage is supplied with power and lighting. While ideal for storage or parking, it also presents scope for conversion into further accommodation, subject to the relevant consents.

REAR GARDEN Step outside to a generously sized rear garden, where a lush lawn and mature shrubs frame a paved seating area, perfect for summer barbecues or quiet evenings outdoors. Raised vegetable beds, garden tap and water butts make sustainable gardening effortless, while established greenery and secure fencing create a private haven for relaxation and entertaining. A tranquil pond adds a touch of charm, attracting wildlife and offering a peaceful focal point.

AGENTS NOTE **TENURE** Freehold. 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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THE PROPERTY OMBUDSMAN

Approved Redress Scheme

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