



Longcliff Hill, Old Dalby  
£310,000





A fantastic opportunity to acquire this three double bedded family home situated within the heart of Old Dalby.

Situated within the sought after village of Old Dalby, 'Brookfield' presents an excellent opportunity for those looking for their rural lifestyle. The village is situated to the northwest of Melton Mowbray and possesses a well-esteemed public house, highly regarded primary school and a village hall. There are footpaths in abundance and the beautiful Vale of Belvoir is nearby.

The property features a modern kitchen and bathroom, and the current vendors have redecorated throughout. There is also a conservatory to the ground floor and the living room has a feature fireplace, ripe and ready for the installation for a wood burner subject to merchant's confirmation. On the second floor there are three double bedrooms and a family bathroom. Externally, the property benefits from a south-westerly facing rear garden which is a private, fully enclosed space with a range of borders, shrubbery and a wildlife pond too. To the front there is parking for several vehicles and a single garage.

Tenure: Freehold  
All mains' services  
Council Tax Band: C  
EPC Rating To Follow





Lobby: 1.58m x 2.60m (5'2" x 8'6")

Entrance Hall

Kitchen/Diner: 6.79m x 2.42m (22'3" x 7'11")

Hallway: 5.02m x 1.23m (16'6" x 4'1")

Living Room: 4.54m x 3.40m (14'11" x 11'2")

Conservatory: 2.31m x 3.10m (7'7" x 10'2")

Landing

Bedroom One: 4.54m x 3.17m (14'11" x 10'5")

Bedroom Two: 3.33m x 3.17m (10'11" x 10'5")

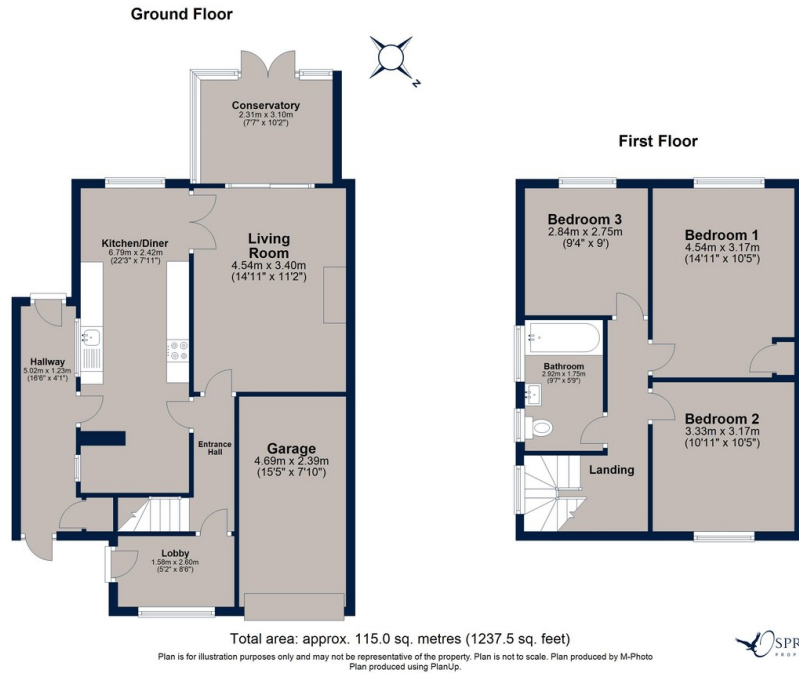
Bedroom Three: 2.84m x 2.75m (9'4" x 9')

Bathroom: 2.92m x 1.75m (9'7" x 5'9")





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A fantastic opportunity to acquire this three double bedroomed family home situated within the heart of Old Dalby. 'Brookfield' offers lots for its new owners - modern kitchen and bathroom, a south westerly facing rear garden and a single garage to name a few.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are 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/tenants are advised to recheck the measurements