



Croft Gardens, Old Dalby, LE14 3LE

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A good size detached bungalow standing on a mature corner plot at the very end of a small cul de sac within this highly sought after village to the north of Melton Mowbray. Situated at the end of a long shared driveway the bungalow offers great potential for alteration and extension to provide larger accommodation. Electric heating, UPVC double glazing, entrance hall, spacious lounge/dining room, conservatory, kitchen, side lobby, cloakroom/w.c., 3 bedrooms and shower room.

Outside offers a good sized front garden with extensive driveway and hard standing leading to a single garage and car port, there are further mature gardens to all sides offering a high level of privacy.





Key Features

- SPACIOUS DETACHED BUNGALOW
- LARGE MATURE CORNER PLOT, SCOPE FOR EXTENSION (SUBJECT TO PP)
- SITUATED AT THE END OF A CUL DE SAC WITHIN THIS POPULAR VILLAGE
- ELECTRIC HEATING, UPVC DOUBLE GLAZING
- HALL, LOUNGE/DINING ROOM, CONSERVATORY
- KITCHEN WITH SIDE LOBBY AND W.C.
- 3 BEDROOMS AND SHOWER ROOM
- SINGLE GARAGE AND CAR PORT
- LONG SHARED DRIVEWAY LEADING TO HARD STANDING
- PRIVATE MATURE GARDENS TO ALL SIDES.

Guide Price
£350,000

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- snuggled.nearly.dusts

ACCOMMODATION IN DETAIL

ENTRANCE HALL

With entrance door to side, electric storage heater, airing cupboard with hot water cylinder, further storage cupboard.

LOUNGE/DINING ROOM

With window to side and patio doors leading to the conservatory, hatch to kitchen.

CONSERVATORY

Of UPVC double glazed construction, patio doors to the side leading to the garden.

KITCHEN

With window to rear, base and wall cupboards, work surfaces, stainless steel sink top, electric cooker, plumbing for washing machine, PANTRY, door to side lobby.

SIDE LOBBY/UTILITY

With door to side leading to the garden and window to front.

CLOAKROOM/W.C.

With w.c. and wash basin, window to rear.

SHOWER ROOM

With window to side, w.c., wash basin and shower cubicle.

BEDROOM 1

With window to front and electric storage heater.

BEDROOM 2

With window to side and front, electric storage heater.

BEDROOM 3

With window to front and electric storage heater.

OUTSIDE

A shared driveway leads from the end of the cul de sac to the bungalows own driveway and hardstanding, along with a lawn and shrub beds. There are private mature gardens to both sides and rear with a slabbed courtyard entrance area between the bungalow and garage, patio to rear with extensive lawns, flower and shrub beds, mature hedging, garden shed and greenhouse.





SINGLE GARAGE

8'3" x 16'1" (2.51m x 4.90m)

With up and over door to front and further door to side. LEAN-TO CARPORT to the left hand side.

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

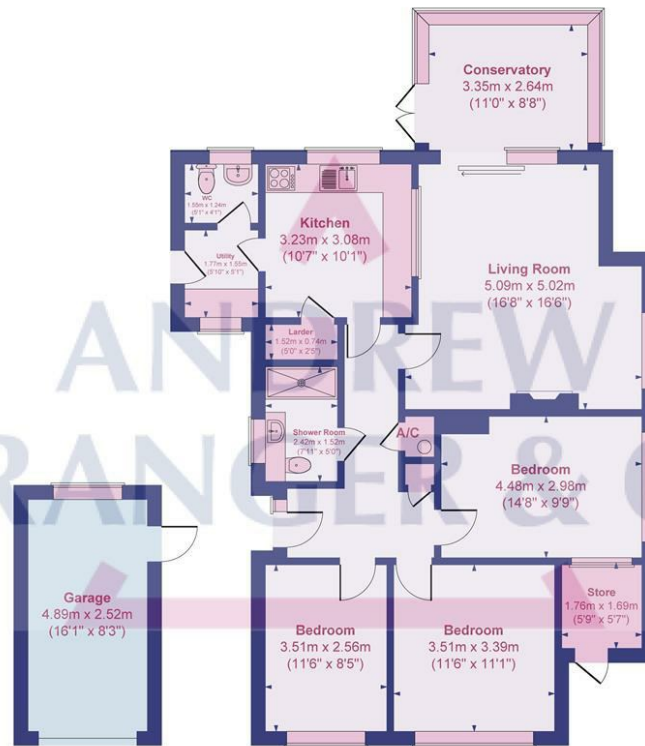
Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



Floorplan

Approximate Gross Internal Area
104.3 sq. m. (1123 sq. ft.)
Garage At 12.3 sq. m. (132 sq. ft.)
Total 116.6 sq. m. (1255 sq. ft.)



Garage

Floor area 104.3 sq.m. (1123 sq.ft.) approx
Garage 12.3 sq.m. (132 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As
built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority
Melton Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534

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