



**STATION LANE, OLD DALBY**

**Asking Price Of £199,950**

**Three Bedrooms**

**Freehold**



**MID-TERRACE HOUSE**

**CHAIN FREE**

**GREAT FIRST TIME BUY**

**VILLAGE LOCATION**

**PARKING SPACE AND GARAGE**

**LARGE GARDEN**

**COUNTRYSIDE VIEWS**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**









\*\*\*Offered with no upward chain\*\*\*

Three bedroom mid-terraced 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. Good commuter links to Nottingham and Leicester.

The accommodation on offer comprises of a large dual aspect lounge and dual aspect kitchen diner to the ground floor. Three good sized bedrooms, WC and a family bathroom to the first floor. Outside the property benefits from a parking space, garage and a good sized rear garden.

**KITCHEN/DINER** 8' 8" x 19' 3" (2.65m x 5.89m) Stained glass front door into the dual aspect kitchen diner allowing natural light to fill the room. Fitted with a modern range of wall, base and drawer units with work surfaces over, one and a half bowl composite sink and drainer unit, space and plumbing for a washing machine, eye level electric oven and gas hob with extractor over. External door to the rear garden, radiator, vinyl flooring and doors to the stairs and inner hallway.

**INNER HALL** Having two storage cupboards and door to the lounge.

**LOUNGE** 11' 5" x 18' 10" (3.5m x 5.75m) Spacious lounge having dual aspect windows allowing plenty of natural light, two radiators, feature fireplace with gas fire and carpet flooring.

**STAIRS** Stairs rising to the first floor landing having an airing cupboard and doors off to;

**BEDROOM ONE** 12' 5" x 8' 10" (3.8m x 2.71m) Having a window to the rear aspect, radiator, built-in storage cupboard and carpet flooring.

**BEDROOM TWO** 11' 5" x 11' 1" (3.5m x 3.4m) Having a window to the rear aspect, radiator, two built-in storage cupboards and carpet flooring.

**BEDROOM THREE** 8' 3" x 8' 1" (2.52m x 2.47m) Having a window to the front aspect, radiator and carpet flooring.

**BATHROOM** 4' 11" x 6' 0" (1.51m x 1.83m) Comprising of a panel bath with shower attachment, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, tiled walls and flooring.

**WC** 2' 10" x 5' 6" (0.88m x 1.68m) Low flush WC, obscure glazed window and tiled flooring.

**FRONT ASPECT** Small lawn area.

**GARAGE** Having an up and over door. There is also a parking space in the car park.

**REAR GARDEN** Having a paved patio area adjacent to the house with arbour seating, garden tap, formal lawns with paving and raised beds to the borders, sun house, wood cabin, a further hard landscaped seating area and small storage shed. Wood panel fencing secures the boundary.

**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.





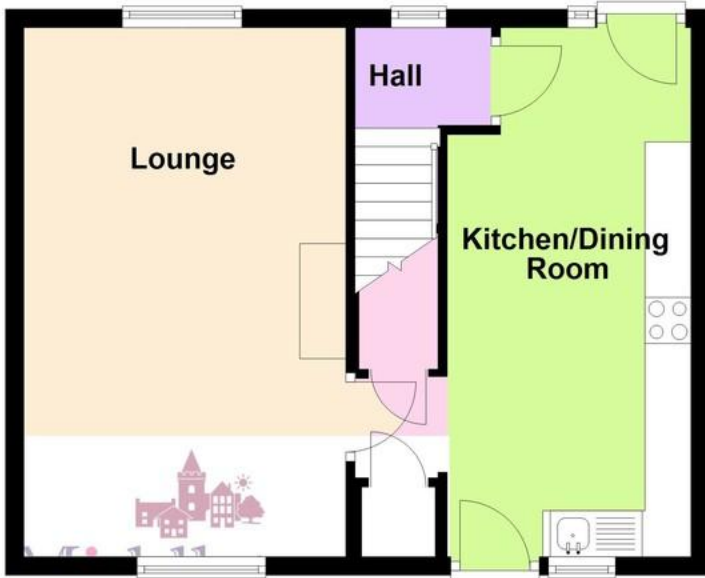








## Ground Floor



## 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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.