



7 Earls Road, Old Dalby, LE14 3LQ

 **NEWTON FALLOWELL**



## Key Features

- Modern End Town House
- Two Double Bedrooms
- Living Room
- Cloakroom WC
- Dining Kitchen
- Family Bathroom
- Driveway Off-Road Parking
- Enclosed Rear Garden
- EPC Rating TBC
- Freehold

OIRO £190,000





Parking Arrangements: Driveway Off Parking  
Windows: Double Glazed  
Heating: Gas Central Heating  
Vendors Position: Buying On  
Garden Orientation: West Facing  
EPC Rating: TBC  
Council Tax Band: B  
Total Living Space: Approx sq ft

A modern, well presented, end terrace, two double bedroom home situated on the edge of the well serviced village of Old Dalby with easy access to the A46 and Nottingham. Having the benefit of gas central heating, and uPVC double glazing, the accommodation comprises in brief, entrance hall, cloakroom WC, living room, and dining kitchen. Stairs rising to the first floor with two bedrooms and a family bathroom. There is a driveway providing off-road parking and gardens to the front and rear aspects.

Accessed via a double-glazed door into the entrance hall with stairs rising to the first-floor landing and door off to a spacious dual aspect living room with windows to the front and rear aspects, fireplace with an inset log burner, TV point, spotlighting to the ceiling and wooden flooring. The dining kitchen is fitted with a good range of wall and base units, complementary worktops, tiled splashbacks, sink and drainer, integrated double oven and gas hob with a stainless steel extractor hood above, space and plumbing for a washing machine and dishwasher, breakfast bar, spotlighting to the ceiling, TV point, tiled flooring, window to the front aspect and French doors leading to the rear garden. Door leading to a cloakroom WC having a two-piece white suite comprising a low flush WC and wash hand basin.





Stairs rising to the first-floor landing with doors off to two double bedrooms and a family bathroom fitted with a modern white three-piece suite comprising a low flush WC, wash hand basin and a 'P' shaped shower bath with shower screen and overhead shower and tiling to wet areas. Outside to the front is an area laid to lawn and a driveway providing off-road parking. The enclosed rear garden has a decked patio seating area, the remainder laid to lawn, garden shed, outside lighting, timber panel fencing to the boundaries with gated access at the rear.

Entrance Hall

Cloakroom WC

Living Room 5m x 3.25m (16'5" x 10'8")

Dining Kitchen 4.98m x 2.95m (16'4" x 9'8")

Bedroom One 5m x 3.25m (16'5" x 10'8")

Bedroom Two 3.12m x 2.92m (10'2" x 9'7")

Bathroom

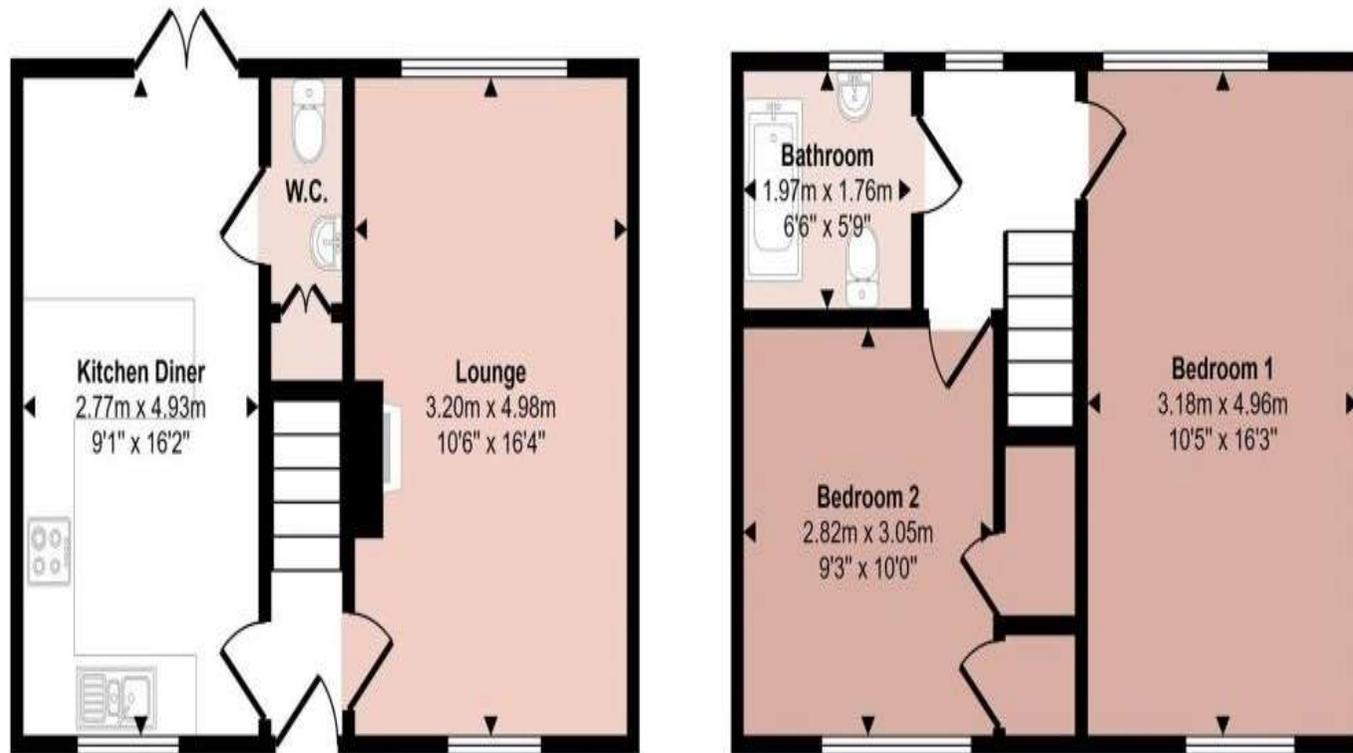




FOR SALE

WILSON & CO  
EAST ACRE ROAD  
DUNDEE

EPC TO BE CONFIRMED



**COUNCIL TAX INFORMATION:**

Local Authority: Melton Borough Council  
Council Tax Band: B

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.