



16 Dukes Road, Old Dalby, LE14 3LG

 **NEWTON FALLOWELL**

2 1 2

Key Features

- Well Presented End Terrace House
- Two Double Bedrooms
- Re-fitted Dining Kitchen
- Conservatory
- Living Room
- Family Bathroom
- Enclosed Rear Garden
- Allocated Off-Road Parking
- EPC Rating D
- Freehold

£210,000





Parking Arrangements: Allocated Off-Road Parking
Windows: Double Glazed
Heating: Gas Central Heating
Vendors Position: Buying On
Garden Orientation: Northwest
EPC Rating: D
Council Tax Band: B
Total Living Space: Approx 786 sq ft

Situated in the sought after village of Old Dalby is this well-presented end terrace house. Offering an ideal opportunity for the first time buyer, the accommodation comprises in brief, entrance hall, living room, conservatory and a superb open plan dining kitchen which has recently been re-fitted with modern units and integral appliances. On the first floor are two double bedrooms and a family bathroom. Outside to the front is allocated parking for one car and there is an enclosed rear garden.

Pedestrian access to the front door with a storm porch into the entrance hall, stairs rising to the first floor and door leading through to a dual aspect living room having an inset log burner with a wooden mantle, TV point, wood laminate flooring, a window to the front aspect and French doors through to a double glazed conservatory with apex roof and French doors leading to the rear garden. The open plan dining kitchen is fitted with a modern range of wall and base units, complementary worktops, Belfast sink and mixer tap, integrated eye level oven and hob, fridge/freezer, space and plumbing for a washing machine and tumble dryer, peninsula breakfast bar, wood laminate flooring, spotlighting to the ceiling, under counter lighting, storage cupboard, dual aspect windows and door to the rear.





Stairs rising to the first-floor landing with loft access and doors off to two double bedrooms and a fully tiled family bathroom having a three-piece suite comprising a low flush WC, wash hand basin and bath with an overhead shower, shower screen, extractor fan and a heated towel rail.

There is allocated parking for one car and an enclosed rear garden having a paved patio seating area, storage shed, an area laid to lawn and timber panel fencing to the boundaries.



Entrance Hall

Living Room 5.31m x 3.2m (17'5" x 10'6")

Conservatory 3.48m x 2.39m (11'5" x 7'10")

Kitchen Diner with Utility Area 5.86m x 3.8m (19'2" x 12'6")



Bedroom One 4.98m x 3.23m (16'4" x 10'7")

Bedroom Two 3m x 3.33m (9'10" x 10'11")

Bathroom







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
March 2016 Information 02/01/16

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.