



23 Queensway, Old Dalby, Melton Mowbray, LE14

3QQ
£235,000

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

**23 Queensway
Old Dalby
Melton Mowbray
LE14 3QQ**

Located in Old Dalby, this property represents an opportunity to acquire a spacious home on a substantial plot within a tranquil cul-de-sac. The interior layout is designed to maximise functional living, highlighted by the exceptional utility space that caters perfectly to the demands of modern life. With its generous outdoor proportions and versatile footprint, the home offers significant potential for a variety of lifestyles, all while being positioned just moments from Old Dalby's scenic countryside walks and community amenities. If you are looking for a property with room to grow, this home provides a solid foundation in a premium rural setting.





Description

Situated in the highly sought-after village of Old Dalby, this delightful two-bedroom property on Queensway offers a fantastic opportunity for first-time buyers, downsizers, or investors alike. Offered with No Upward Chain, the home is ready for a smooth transition. The ground floor features a welcoming living room that flows into a dedicated dining area, perfect for entertaining. The kitchen is complemented by an exceptionally spacious utility room and a convenient guest WC, providing the kind of practical storage and workspace rarely found in two-bedroom homes.



Upstairs, the property continues to impress with two well-proportioned double bedrooms and a family bathroom. Outside, the home occupies a generous plot with ample off-street parking to the front. A secure side gate leads to a detached garage and a private, enclosed rear garden, offering a safe space for children to play or for keen gardeners to make their mark. Located just a short stroll from the local primary school and the renowned Crown Inn, this property perfectly balances village charm with modern convenience.



Bedroom



Bedroom



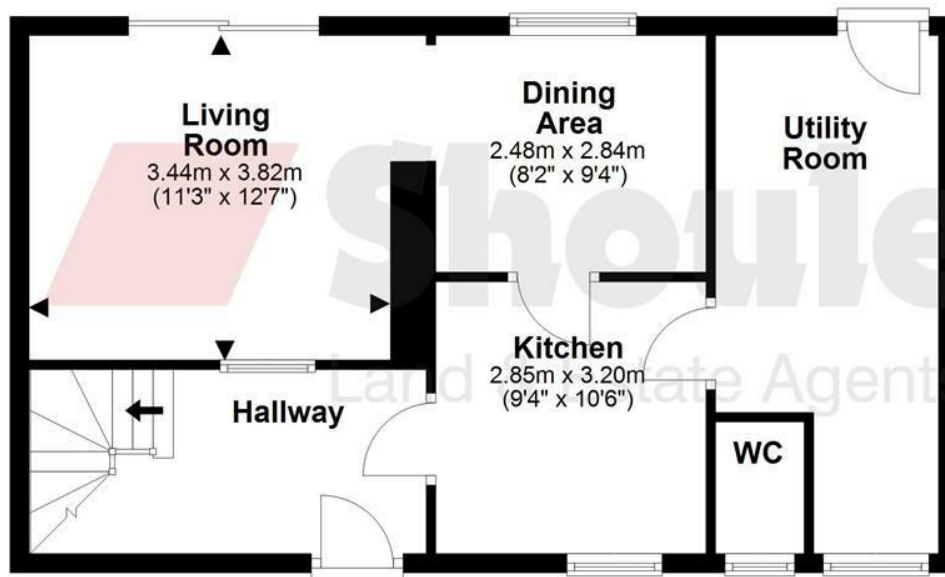
Bathroom



Garden

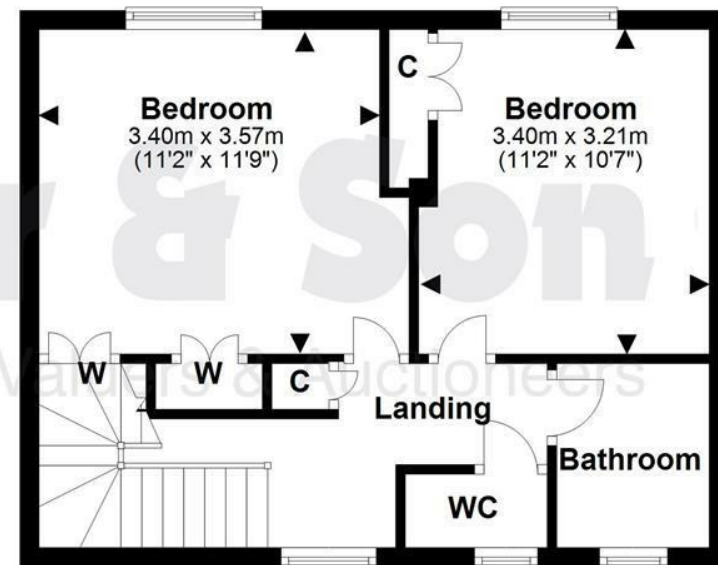
Ground Floor

Approx. 52.5 sq. metres (565.5 sq. feet)

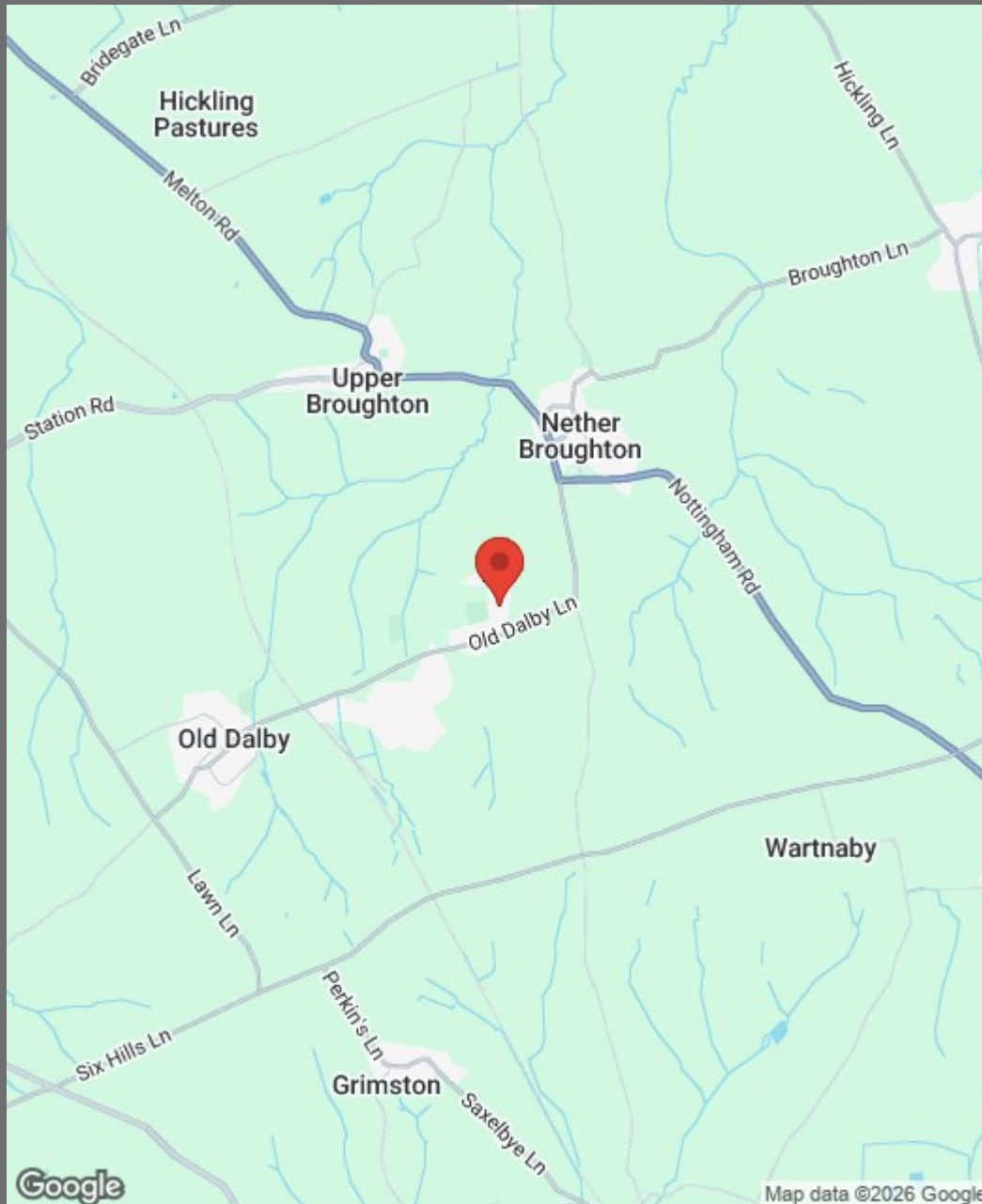


First Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.



- **No Upward Chain:** Facilitating a potentially swift and straightforward completion.
- **Highly Desirable Village:** Located in Old Dalby, one of the Wolds' most popular locations.
- **Two Double Bedrooms:** Both rooms offer generous proportions and natural light.
- **Spacious Utility Room:** A significant practical asset with additional storage and workspace.
- **Downstairs WC:** Essential for modern family living and guest convenience.
- **Ample Off-Street Parking:** Large driveway providing space for multiple vehicles.
- **Detached Garage:** Secure storage or workshop potential with gated access.
- **Enclosed Rear Garden:** A private outdoor retreat with side access.
- **Open-Plan Feel:** Flowing living and dining areas create a sense of space.
- **Superb Local Amenities:** Walking distance to the village primary school and award-winning pub.



slippers.starfish.lifetimes



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
salesenquiries@shoulers.co.uk

Tel: 01664 560181


Land & Estate Agents, Valuers & Auctioneers

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.