



16 Princes Road, Old Dalby, Melton Mowbray, LE14 3LZ

£210,000

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

16 Princes Road Old Dalby Melton Mowbray LE14 3LZ

An exceptionally well-presented two-bedroom end town house, occupying what is believed to be one of the largest plots on this popular development off Queensway in Old Dalby. The property offers move-in ready accommodation featuring a spacious living room, an impressive kitchen / dining room, two good-sized bedrooms, and a modern bathroom.

Extending outside, the property benefits from expansive, beautifully stocked gardens to the rear, providing fantastic outdoor space along with a substantial timber storage shed. An ideal home for first-time buyers, downsizers, or professionals seeking village living with generous private grounds.



Living Room



Kitchen



Kitchen / Dining Area



Bedroom

Description

Situated off Queensway in the highly sought-after village of Old Dalby, Princes Road is a superb two-bedroom end town house that has been much improved by the current owners. Presented in ready-to-move-into condition throughout, the property offers a bright and well-proportioned layout designed for comfortable modern living. On the ground floor, a welcoming and spacious living room leads through to a stylish kitchen / dining room, creating a wonderful hub for both everyday life and entertaining.

Upstairs, the home features two well-proportioned bedrooms alongside a modern family bathroom. Occupying what is believed to be one of the largest plots within the immediate development, the exterior is a particular highlight of the property. The gardens are beautifully maintained and well-stocked with established planting, offering an excellent degree of privacy and outdoor space. To the side of the house sits a particularly useful, substantial timber-built shed providing ample extra storage or workshop potential.

Overall, Princes Road represents a fantastic opportunity for first-time buyers, professionals, or those looking to downsize into a thriving village community. With its impressive plot, private outdoor space, and turnkey interior, early viewing is highly recommended to fully appreciate everything this home has to offer.

Agent's Note: There is a service charge currently set at £32 per month. This covers the maintenance of roads, pavements, common areas, and street lighting within the development.



Bedroom



Bathroom



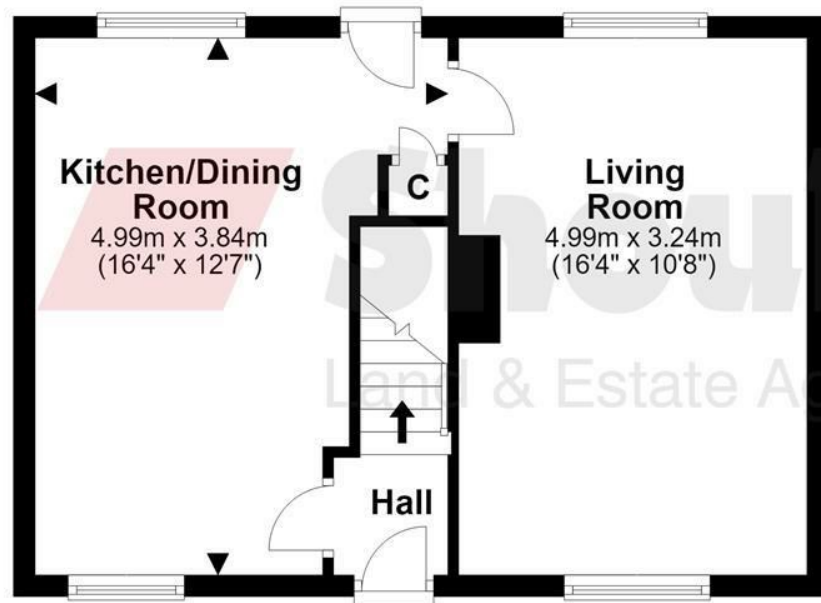
Patio



Garden

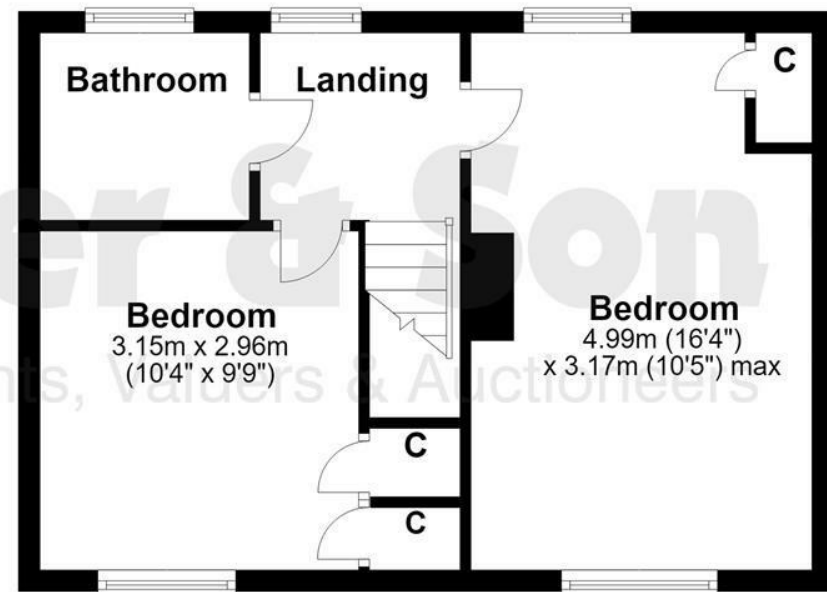
Ground Floor

Approx. 35.8 sq. metres (385.5 sq. feet)

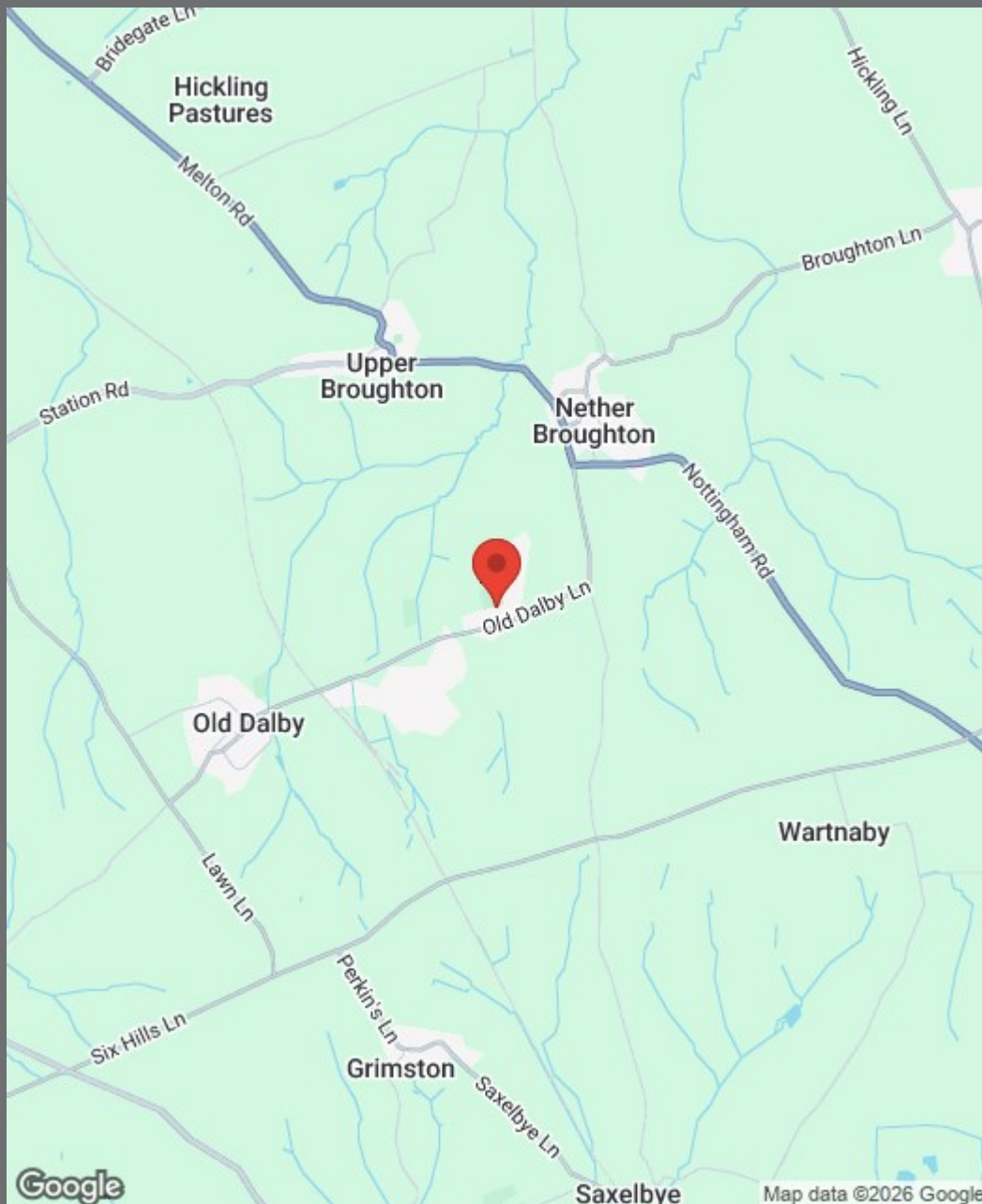


First Floor

Approx. 35.8 sq. metres (385.5 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.



- **Sought-After Location:** Situated in a desirable setting off Queensway in the popular village of Old Dalby.
- **Turn-Key Condition:** Much improved by the current owners and completely ready to move straight into.
- **Spacious Living Room:** A bright and inviting main reception room perfect for relaxing.
- **Kitchen / Dining Room:** Generous layout providing space for dining table and direct access to the garden.
- **Two Bedrooms:** Well-proportioned bedrooms offering flexible accommodation for professionals, small families, or downsizers.
- **Modern Bathroom:** Well-appointed upstairs bathroom finished to a crisp, attractive standard.
- **Exceptional Plot:** Believed to occupy one of the largest plots in the area with substantial outdoor space.
- **Well-Stocked Gardens:** Beautifully kept garden spaces with mature planting and outdoor seating potential.
- **Timber Outbuilding:** Very useful side timber-built shed ideal for workshop space or storage.
- **Great Commuter Links:** Easy access to Melton Mowbray, Leicester, and Nottingham.



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