

Connells

North Lodge Road
Old Dalby Melton Mowbray

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Old Dalby Melton Mowbray LE14 3JT

for sale guide price
£575,000







Property Description

A striking modern five-bedroom detached home, recently constructed and finished to an exceptional standard throughout, occupying a desirable position within the sought-after village of Old Dalby.

The property offers spacious and well-planned accommodation, centred around a stunning open-plan kitchen fitted with quality fixtures and fittings, complemented by a separate utility room. The property also benefits from a bright and airy lounge and a second reception room, ideal for use as a dining room, study or playroom.

The first floor offers five well-proportioned bedrooms, including a principal suite with walk-in wardrobe and ensuite, second bedroom with further ensuite, and a stylish family bathroom.

Entrance Hall

With stairs rising to the first floor, understairs storage cupboard

Guest Cloakroom

Fitted with low-level W.C. and vanity unit with wash basin, with obscure-glazed window to side aspect

Dining Room

Second reception room, currently used as an office, but also suitable for use as a separate dining room, playroom or study.

Kitchen Diner

A modern kitchen fitted with a range of contemporary wall and base units and Silestone worktops. Incorporating an inset sink, induction hob with extractor hood above, two eye-level ovens, integrated wine cooler, integrated dishwasher and American-style fridge-freezer with filtered water and ice dispenser. Two front-facing and two rear-facing windows, along with bi-fold doors opening onto the rear garden. Open plan to the dining area, offering ample space for a family dining table.

Utility Room

Fitted with Silestone worktop with wall and base units. Plumbing for washing machine, with space for separate tumble dryer, and door to rear leading to the garden

Lounge

A spacious and beautifully presented reception room situated to the rear of the property. Featuring a charming log burner, bi-fold doors opening onto the rear garden, and a side-aspect bay window that floods the room with natural light.

First Floor

Access to loft hatch providing access to an insulated loft area.

Bedroom One

A spacious and well-presented master bedroom featuring two windows to the rear aspect. The room offers generous proportions with space for a super king-size bed and bedside furnishings, and access to the ensuite and walk-in wardrobe.

Ensuite

A stylish ensuite comprising walk-in shower cubicle with wall-mounted shower, low level W.C., and double wash basin set within a vanity unit, with an illuminated mirror above. Additional fitted cabinets provide further practicality. Finished with an obscure-glazed window to the front aspect, tiled floor and part-tiled walls for a sleek appearance and easy maintenance.

Bedroom Two

A well-proportioned double bedroom with windows to the front and side aspect. Access to ensuite.

Ensuite Two

Modern ensuite featuring a corner shower cubicle with glazed enclosure and wall-mounted shower, low-level W.C., and vanity unit with wash basin and illuminated mirror above. Complemented with an obscure-glazed window to the side aspect, fully tiled walls and flooring.

Bedroom Three

A well-sized double bedroom with a side-aspect window and fitted storage.

Bedroom Four

A double bedroom with a window to the rear aspect and useful built-in storage.

Bedroom Five

A comfortable single bedroom with window to the front aspect, currently used as a dressing room.

Family Bathroom

Family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, vanity unit with wash hand basin and illuminated mirror above, and low-level W.C. Obscure-glazed window to the front aspect and finished with fully tiled walls and flooring.

Garage

Single detached garage with electric door and separate side access door.

Gardens And Outdoors

A private and enclosed rear garden featuring a combination of patio and gravelled areas, complemented by well-stocked flower boxes. Gated access provides entry to the front of the property, driveway and garage.



















Ground Floor **First Floor** **Garage**

Total floor area 197.3 m² (2,124 sq.ft.) approx

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To view this property please contact Connells on

T 01664 560 241
E meltonmowbray@connells.co.uk

10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: B

Council Tax Band: E

Tenure: Freehold

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