



6 Hedgerow Close, Old Dalby

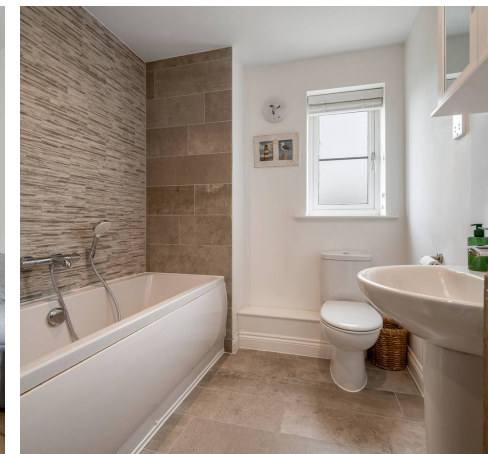
Offers Over £300,000

 **NEWTON FALLOWELL**

6 Hedgerow Close

Old Dalby, Melton Mowbray

This beautifully presented three bedroom semi-detached house is located in the sought-after rural village of Old Dalby, offering the perfect blend of countryside tranquillity and modern convenience. The property welcomes you with a spacious entrance hall, leading to a bright and airy living room, ideal for relaxing or entertaining guests. The contemporary kitchen/diner is thoughtfully designed with ample storage, integrated appliances and plenty of space for family meals or social gatherings. Upstairs, you will find two generously sized double bedrooms, each providing comfortable accommodation and flexibility for families or those working from home. A stylish four piece family bathroom serves the first floor, finished to a high standard with modern fixtures and fittings. To the upper floor, is the master bedroom, benefiting from its own en-suite shower room and features fitted wardrobes, providing both privacy and practicality. Additional features include off-street parking (making day-to-day living convenient for households with multiple vehicles) and a private well-proportioned rear garden. Tasteful decor and quality flooring run through the property, creating a warm and welcoming atmosphere. The location in a peaceful village setting ensures a quiet lifestyle, while essential amenities and reputable schools are just a short drive away. With its combination of spacious living areas, well-appointed bedrooms, and thoughtful details such as fitted wardrobes and an en-suite, this home is perfectly suited for growing families or professionals seeking a comfortable retreat within easy reach of local services. Early viewing is highly recommended to appreciate the quality and space on offer in this delightful semi-detached home.





Entrance Hall

Cloakroom WC

Living Room

15' 10" x 12' 2" (4.82m x 3.71m)

Dining Kitchen

9' 6" x 15' 3" (2.89m x 4.66m)

First Floor Landing

Bedroom Two

10' 11" x 8' 5" (3.32m x 2.56m)

Bedroom Three

12' 9" x 8' 6" (3.88m x 2.58m)

Bathroom

Second Floor Landing

Bedroom One

19' 0" x 9' 1" (5.80m x 2.76m)

En-suite Shower Room



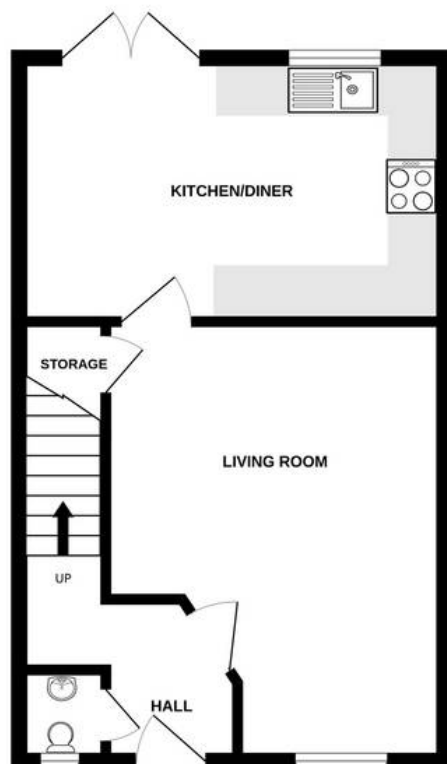
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

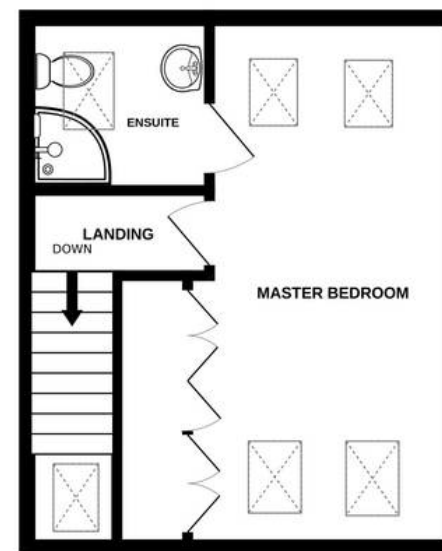
GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Newton Fallowell - Melton Mowbray

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