



44 Queensway, Old Dalby

Guide Price £280,000

 **NEWTON FALLOWELL**

## 44 Queensway

Old Dalby, Melton Mowbray

Parking Arrangements: Driveway

Windows: Double Glazed

Heating: Gas central heating

Vendors Position: No Upward Chain

Garden Orientation: East

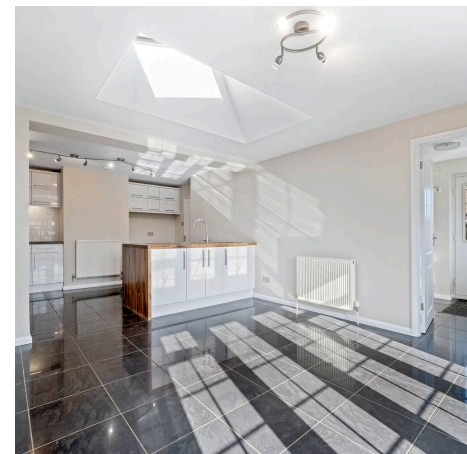
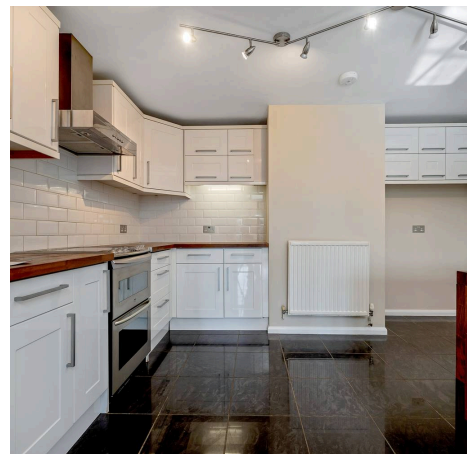
EPC Rating: D

Council Tax Band: B

Total Living Space: Approx 1238 sq ft

Situated on the edge of the well serviced village of Old Dalby with easy access to Nottingham and the A46, is this extended three bedroom, semi-detached house. Occupying a good sized plot with a large rear garden, the accommodation comprises in brief, entrance hall, living room, dining kitchen, utility room and downstairs bathroom with a four piece suite. On the first floor are three bedrooms and a cloakroom WC. Outside to the front is a driveway providing off-road parking, garden area, a detached garage for storage and gated access to a larger than average enclosed rear garden. Accessed via the entrance door into the hallway with stairs rising to the first floor and door off to the living room having two bay windows to the front aspect, a fireplace with wooden surround and hearth and TV point. The dining kitchen is fitted with a good range of wall and base units, complementary worktops, freestanding cooker with a stainless steel extractor hood above, a peninsula unit housing the one and a half bowl sink unit with cupboards and drawers below, tiled flooring, space for a fridge/freezer, space to dine, and French doors with full length side windows leading to the rear garden. Door off to a utility room housing the central heating boiler, a continuation of the worktops, space and plumbing for a washing machine, and window to the rear aspect.

Tenure: Freehold





From the entrance hall is a door leading through to the downstairs bathroom fitted with a four piece white suite comprising a low level WC, wash hand basin, bath and separate shower cubicle.

Stairs rising to the first floor landing with loft access and doors off three bedrooms.

To the rear of the property is a detached garage with an up and over door mainly used for storage, a paved patio seating area, the remainder laid to lawn with mature trees and bushes and hedging to the boundaries.

### **Entrance**

### **Living Room**

20' 5" x 12' 5" (6.22m x 3.78m)

### **Dining Kitchen**

24' 0" x 14' 1" (7.31m x 4.28m)

### **Utility Room**

10' 1" x 7' 6" (3.08m x 2.28m)

### **Downstairs Bathroom**

### **Bedroom One**

20' 5" x 12' 5" (6.22m x 3.78m)

### **Bedroom Two**

20' 5" x 12' 5" (6.22m x 3.78m)

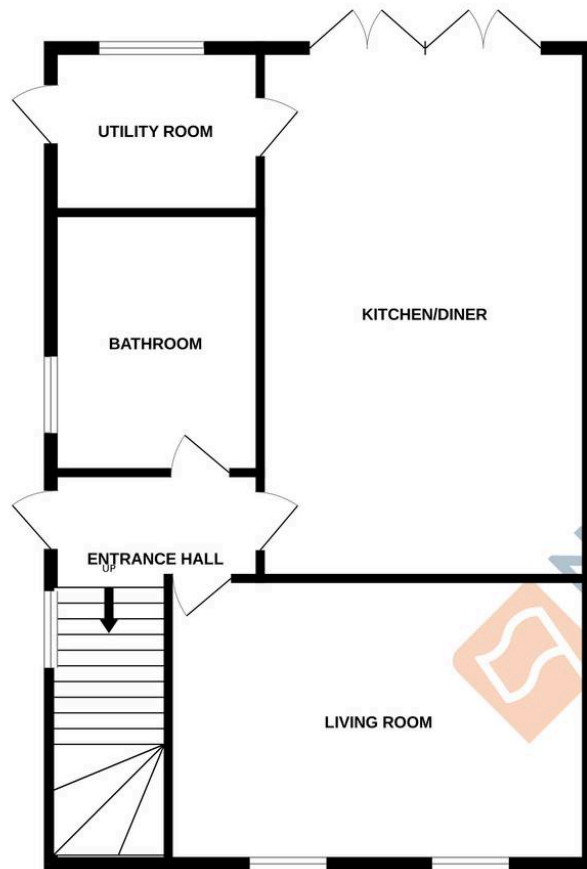
### **Bedroom Three**

7' 8" x 8' 0" (2.34m x 2.43m)

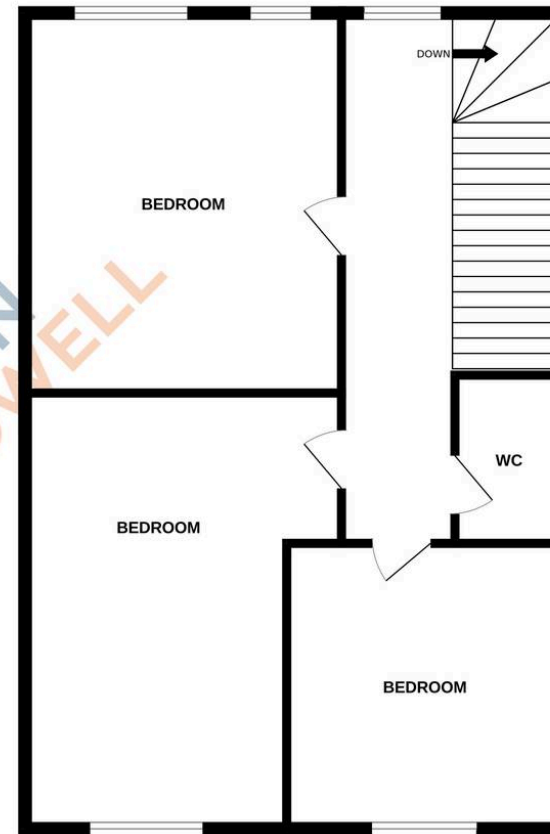
### **Cloakroom WC**



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2026

## Newton Fallowell - Melton Mowbray

Newton Fallowell, Digby House - LE13 1AE

01664 566210 · melton@newtonfallowell.co.uk · newtonfallowell.co.uk/melton-mowbray