



8 Croft Gardens, Old Dalby

In Excess of £230,000

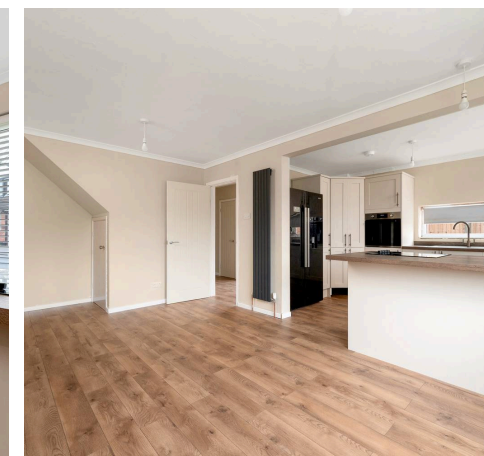
 **NEWTON FALLOWELL**

8 Croft Gardens

Old Dalby, Melton Mowbray

Situated in the popular village of Old Dalby is this renovated semi-detached house. Having the benefit of new flooring, carpets, re-fitted kitchen and bathroom, the accommodation comprises in brief, entrance hall, sitting room, open plan kitchen, living room, and downstairs bathroom. Stairs rising to the first floor landing with doors off to two generous sized bedrooms. There is a driveway providing off-road parking, a detached garage and an enclosed rear garden.

Accessed via the front door into the entrance hall with wood laminate flooring, stairs rising to the first floor and door off to a sitting room with French doors leading to the rear garden. The sitting room has flexible use and could be a further bedroom, if required. Door leading through to an open plan kitchen, living room having a continuation of the wood laminate flooring, under stair storage cupboard, fireplace, feature vertical radiator, windows to the front and side aspects and a range of modern wall and base units, complementary worktops, sink and drainer, integrated eye level oven, a peninsula island with four ring hob and seating, space and plumbing for a washing machine and fridge freezer. The downstairs bathroom has been re-fitted with a white three piece suite comprising a low flush WC, wash hand basin and an 'L' shaped shower bath with a black framed shower screen and wood laminate flooring. Stairs rising to the first floor landing with loft access and doors off to two generous sized bedrooms. New carpet has been fitted to the stairs, landing and bedrooms.





Outside to the front is a driveway providing off-road parking, a double opening wrought iron gate gives access to a further driveway leading to a detached garage and an enclosed rear garden with a paved patio, an area laid to lawn and timber panel fencing to the boundaries.

Entrance Hall

Open Plan Kitchen/Living Room

19' 1" x 19' 0" (5.82m x 5.80m)

Sitting Room/Bedroom Three

10' 11" x 12' 8" (3.33m x 3.85m)

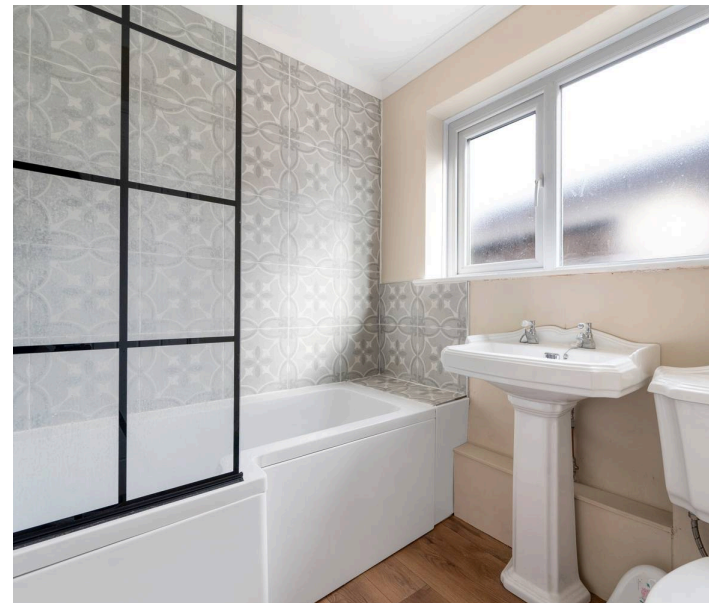
Downstairs Bathroom

Bedroom One

11' 3" x 11' 1" (3.44m x 3.39m)

Bedroom Two

14' 6" x 7' 11" (4.43m x 2.42m)

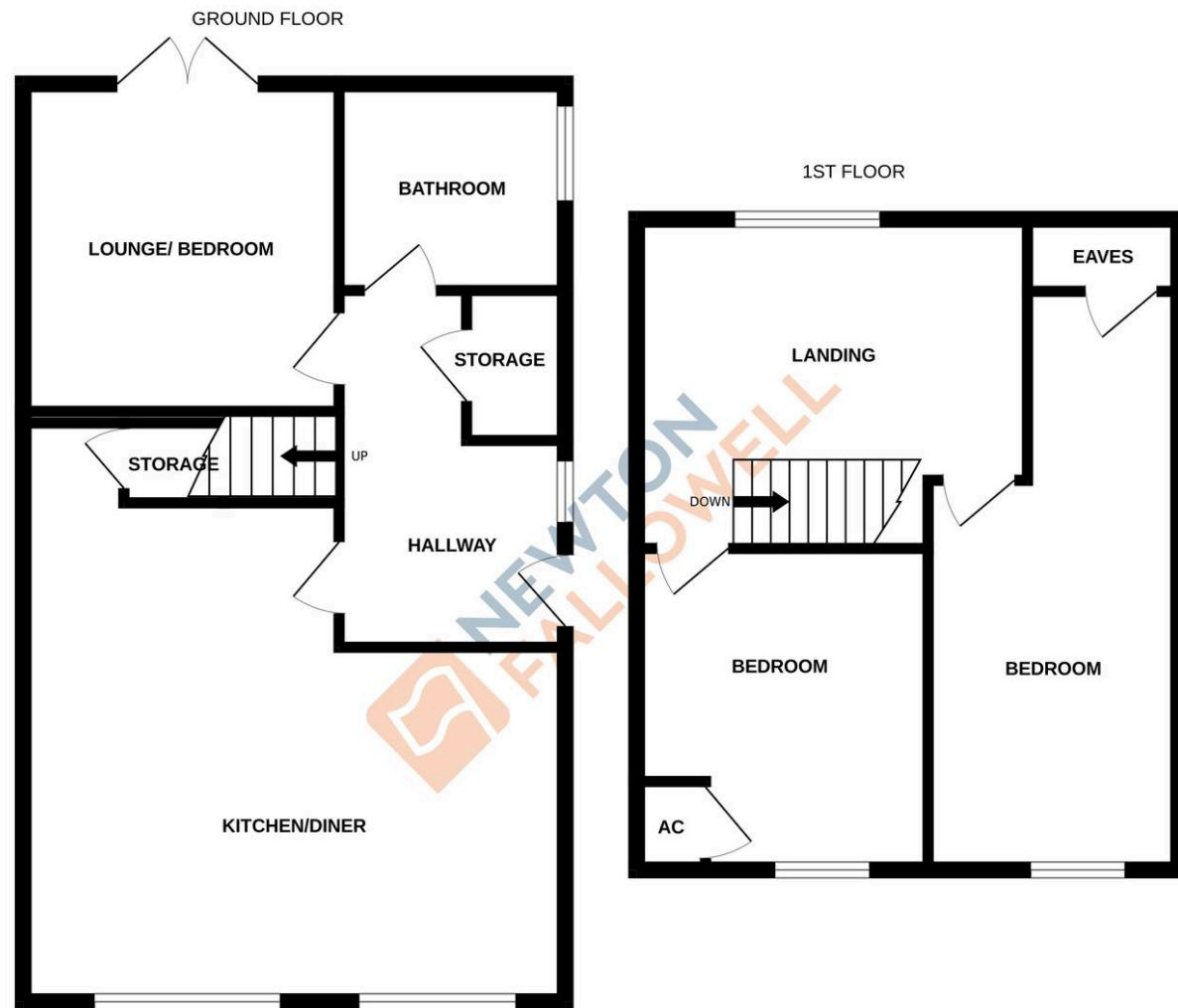


Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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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