



FOR SALE
NEWTON FALLOWELL
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www.newtonfallowell.co.uk

8 Croft Gardens, Old Dalby, LE14 3LE

 **NEWTON FALLOWELL**



Key Features

- Renovated Semi-Detached House
- Two Double Bedrooms
- Open Plan Kitchen, Living Room
- Separate Sitting Room
- Re-fitted Downstairs Bathroom
- NO UPWARD CHAIN
- Driveway & Detached Garage
- Enclosed Rear Garden
- EPC Rating E
- Freehold

Offers in excess of £230,000





Parking Arrangements: Driveway & Garage
Windows: UPVc Double Glazed
Heating: Gas Central Heating
Vendors Position: No Upward Chain
Garden Orientation: Northeast Facing
EPC Rating: E
Council Tax Band: C
Total Living Space: Approx 1012 sqft

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. 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



Sitting Room 3.33m x 3.85m (10'11" x 12'7")

Bedroom One 3.44m x 3.39m (11'4" x 11'1")

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

Bathroom







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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.