



23 North Lodge Road, Old Dalby,  
Leicestershire, LE14 3JT

£630,000

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 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Contemporary Detached Bungalow
- 3 Double Bedrooms
- Generous Open Plan Dining Kitchen
- Utility
- Manageable Landscaped Gardens
- High Specification Finish
- Superb Main Reception
- Ensuite & Main Bathroom
- Wonderful Open Views To The Rear
- Off Road Parking & Garage

We have pleasure in offering to the market this well thought out, high specification, detached single storey home completed in 2021 by a well regarded local developer (Ian Hardwick) in association with Truman Contractors. The property has been thoughtfully designed and finished to a high specification and presents as a fantastic and deceptive home offering in the region of 1,517 sq.ft. of internal accommodation.

The property has been completed with a great deal of thought and attention to detail with high ceilings, deep skirtings and architraves, oak internal doors, cream finished double glazed sash windows, gas central heating and pressurised hot water system.

The accommodation comprises an initial spacious entrance hall which leads into an impressive main reception offering an attractive feature of a high, vaulted, cathedral ceiling, the addition of a contemporary log burning stove and bifold doors leading out into the rear garden with wonderful panoramic views across adjacent fields at the rear. The open plan living/dining kitchen provides a generous open plan space perfect for everyday living and entertaining, flooded with light having a run of bifold doors to the rear. The kitchen is tastefully appointed with a generous range of units with integrated Smeg appliances and silestone work surfaces including a central island unit creating a fantastic working area. Adjacent to the kitchen is a useful utility room. In addition there are three double bedrooms, the principal bedroom benefitting from ensuite facilities and, due to the nature of single storey living, the other two bedrooms could of course be utilised as reception space if required. The two secondary bedrooms are serviced by a tastefully presented contemporary bath/shower room.

As well as the internal accommodation the property occupies a delightful setting tucked away at the end of a small close affording wonderful aspects to the side and rear with ample off road parking and integral garage with electric door.

Overall this is a superb high quality home large enough to accommodate families but could well appeal to single or professional couples but also those downsizing from larger dwellings who are still looking for a good level of space on a single level.

Viewing comes highly recommended to appreciate both the location and accommodation on offer.

## OLD DALBY

Ideally located for commuting to Nottingham or Leicester, Old Dalby is situated in close proximity to the A46 trunk road, and the A606 which offers easy access into Melton Mowbray.

Old Dalby has a traditional village feel and offers such amenities as a public house, a village school, and church. Melton Mowbray is located six miles to the south east, and has a wide variety of shops, restaurants, a bustling market and a railway station. A regular bus service links the village with Melton Town Centre.

A CANOPIED PORCH WITH COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

### INITIAL T SHAPED ENTRANCE HALL

16'9" x 26' max (5.11m x 7.92m max)

A fantastic, well proportioned, initial entrance vestibule of generous proportions, having attractive deep skirtings, porcelain tiled floor, inset downlighters to the ceiling and oak internal doors leading, in turn, to:

### SITTING ROOM

18' x 16'10" (5.49m x 5.13m)

A well proportioned reception affording a fantastic, cathedral vaulted ceiling, the focal point to the room being chimney breast with stone hearth, exposed brick back, inset contemporary log burner and alcoves to the side, continuation of tiled floor and deep skirtings. The room benefits from a dual aspect with double glazed sash window and bifold doors giving fantastic views across adjacent fields and the escarpment beyond.

### OPEN PLAN LIVING/DINING KITCHEN

24'8" max x 18'3" max (7.52m max x 5.56m max)

A fantastic, well proportioned, open plan, light and airy space which affords superb, open, panoramic views to the rear. The kitchen is large enough to accommodate both a living and dining area, the kitchen being tastefully appointed with a range of wall, base and drawer units finished in heritage style colours with two runs of silestone preparation surfaces including a central island unit which provides both an excellent working area and also a breakfast bar for informal dining, having undermounted stainless steel sink with chrome mixer tap and integral boiling tap. Further high quality appliances include twin Smeg fan assisted ovens, Smeg induction hob with contemporary chimney hood over, wine cooler and dishwasher. The kitchen also having alcove designed for American style fridge freezer, continuation of the tiled floor, deep skirtings, inset downlighters to the ceiling and double glazed bifold doors leading out into the rear garden.

RETURNING TO THE INITIAL ENTRANCE HALL FURTHER DOORS GIVE ACCESS INTO:

### UTILITY ROOM

8'7" x 5'9" (2.62m x 1.75m)

Tastefully appointed to complement the main kitchen, having wall and base units finished in

heritage style colours with silestone work surface over, undermounted stainless steel sink with chrome swan neck mixer tap and quartz upstands, plumbing for washing machine, space for tumble dryer, built in cupboard which also houses the pressurised hot water system and provides useful storage and courtesy door into:

### **GARAGE**

15'11" x 10'9" (4.85m x 3.28m)

Having power and light, electric roller shutter down and also housing the gas central heating boiler.

### **BEDROOM 1**

22' max x 11'4" max (6.71m max x 3.45m max)

A well proportioned double bedroom benefitting from ensuite facilities and in total provides around 250 sq.ft. of floor area comprising double bedroom, deep skirtings, inset downlighters to the front and sash window giving an attractive aspect into the close.

A further oak door leads through into:

### **ENSUITE SHOWER ROOM**

7' x 6'5" (2.13m x 1.96m)

Having a contemporary suite comprising large double width shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, contemporary LED mirror over, chrome towel radiator and double glazed sash window.

### **BEDROOM 2**

17'2" max into bay x 9'3" (5.23m max into bay x 2.82m)

A further well proportioned double bedroom having deep skirtings, inset downlighters to the ceiling and double glazed windows to two elevations.

### **STUDY/BEDROOM 3**

15'5" x 10' (4.70m x 3.05m)

A versatile room currently utilised as a home office or alternatively would make an additional bedroom or snug, having aspect to the front, deep skirtings, inset downlighters to the ceiling, continuation of the tiled floor and double glazed sash window.

### **BATH/SHOWER ROOM**

10'3" x 6'7" (3.12m x 2.01m)

Tastefully appointed having a contemporary suite comprising double ended bath with wall mounted mixer tap and integral shower handset, separate shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with inset washbasin with chrome mixer tap, tiled splash back and LED mirror over, contemporary towel radiator and double glazed sash window to the rear.

### **EXTERIOR**

The property occupies a delightful position tucked away towards the end of a small cul-de-sac, set back behind an open plan frontage with a generous block set driveway providing off road car standing for several vehicles which, in turn, leads to the integral garage. The frontage has been landscaped for relatively low maintenance living with bark chipping borders well stocked with established shrubs, attractive estate style fencing and a central block set driveway leading to the front door. A timber courtesy gate gives access into a just off westerly facing rear garden which affords fantastic open views across adjacent fields and the escarpment on the horizon. The garden has been landscaped with a generous flagged terrace with block set edging providing a large outdoor seating area that links back into both the kitchen and sitting room. The remainder of the garden is laid to lawn with sleeper edged borders with established shrubs and picket and feather edged board fencing and offers an excellent degree of privacy and has a delightful rural aspect. The garden has exterior lighting, weather proof power socket and outside cold water tap.

### **COUNCIL TAX BAND**

Melton Borough Council - Band E

### **TENURE**

Freehold

### **ADDITIONAL NOTES**

Property is understood to be on mains gas, drainage (pumped), electric and water (information taken from Energy performance certificate and/or vendor).

Please note~:- As is typical with the majority of modern developments there is an annual service charge relating to upkeep of ground maintenance / drainage. This is currently £165 per annum.

### **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

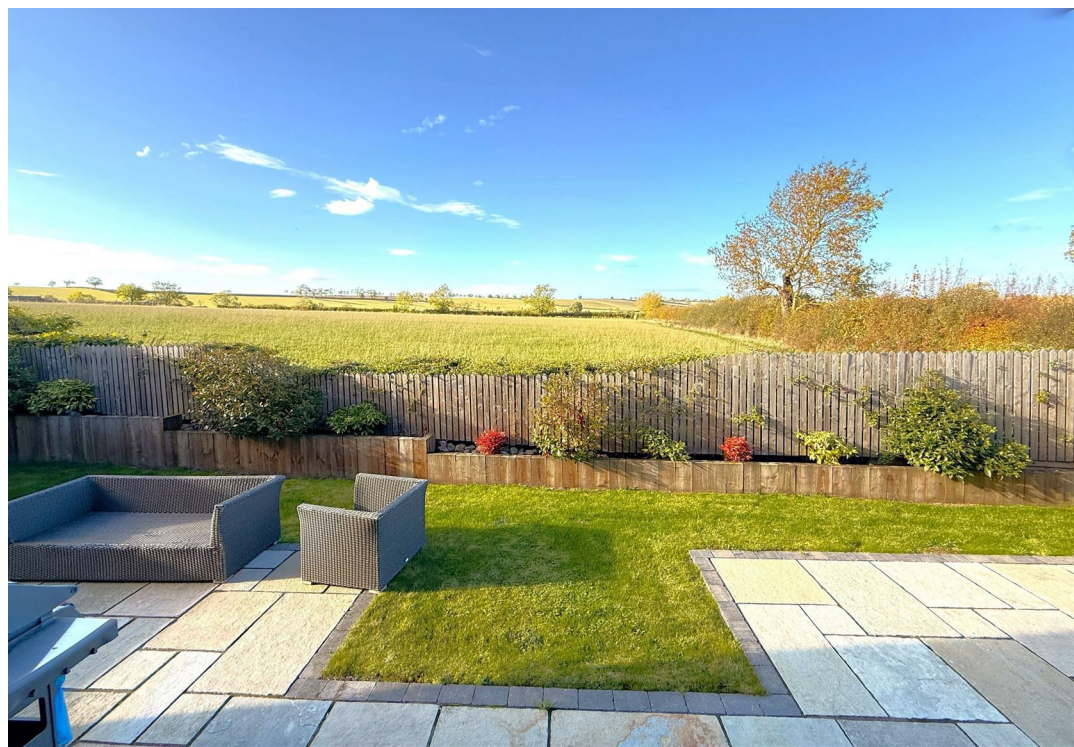
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

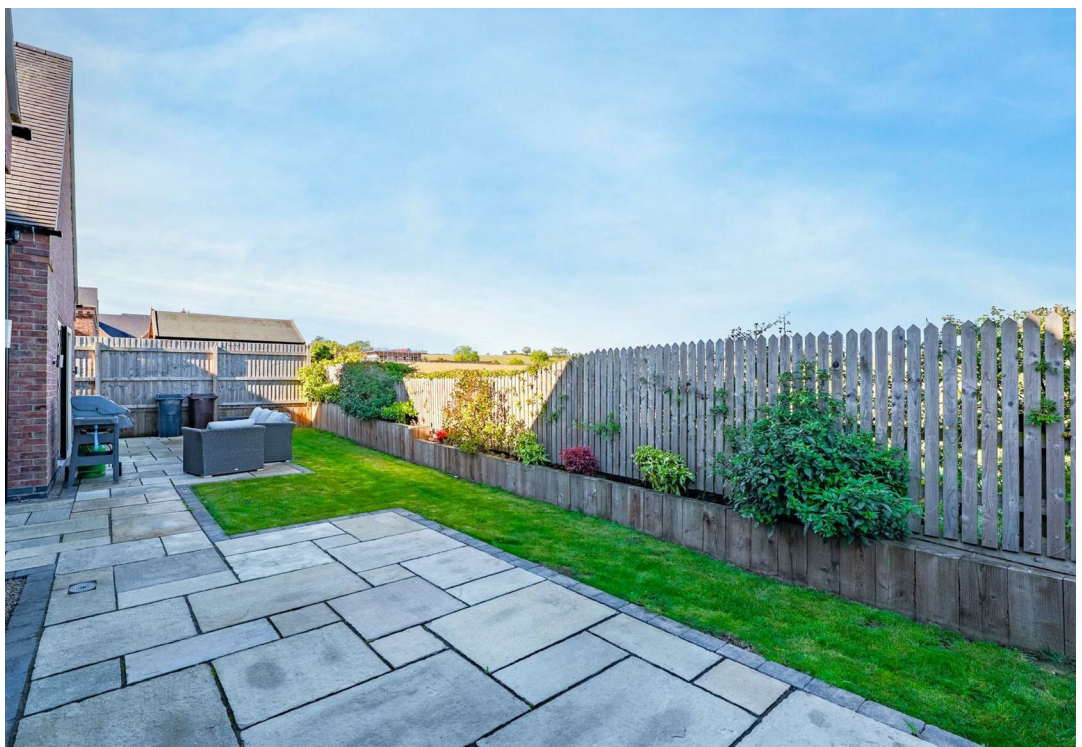


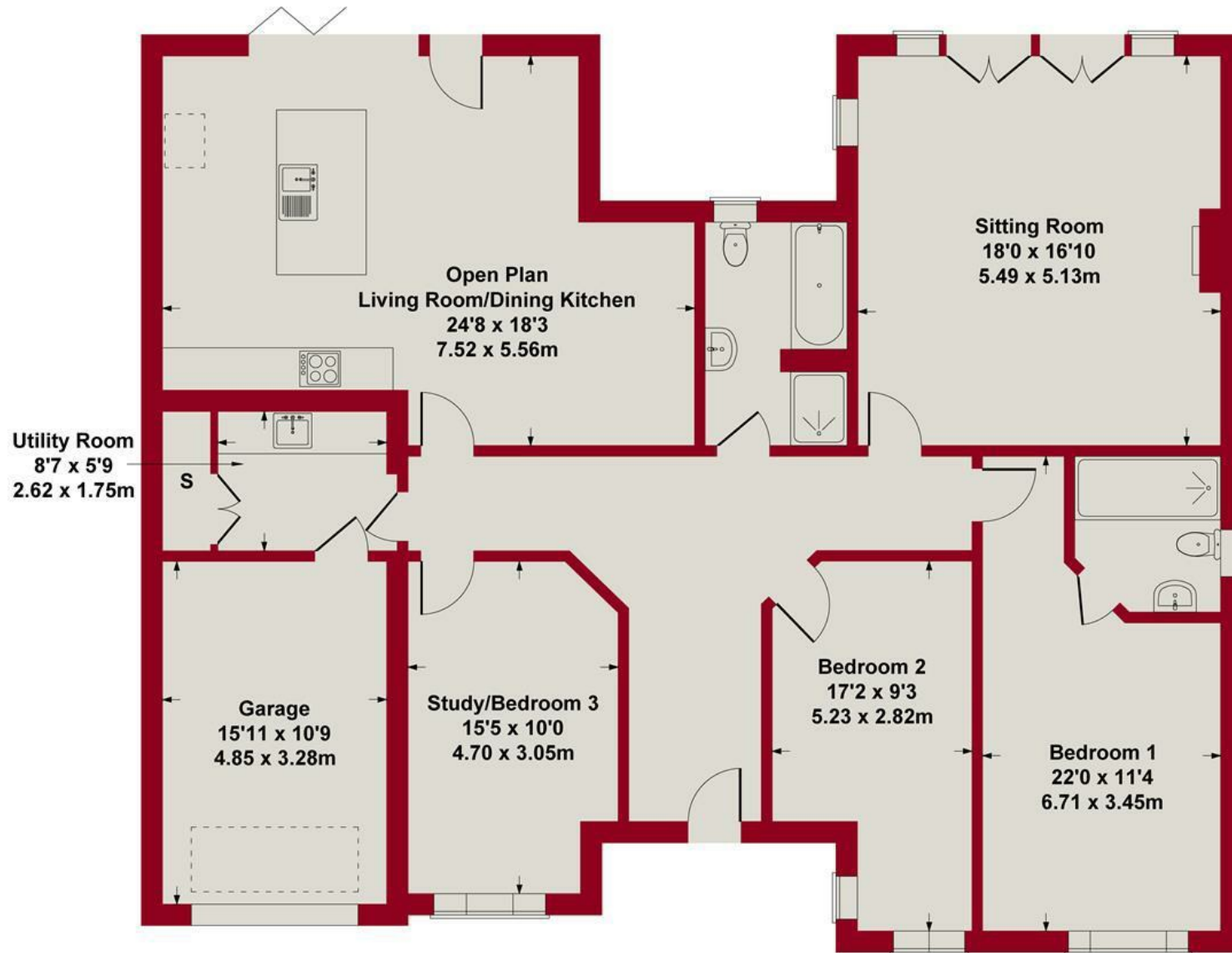










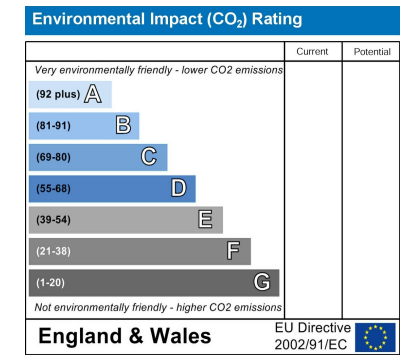
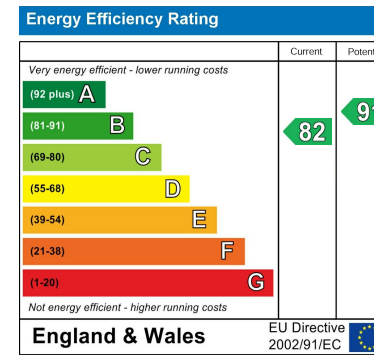


**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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