



38 Croft Gardens, Old Dalby
£220,000

 **NEWTON FALLOWELL**

38 Croft Gardens

Old Dalby, Melton Mowbray

Parking Arrangements: Driveway & Garage

Windows: UPVc Double Glazed

Heating: Gas Central Heating

Vendors Position: No Onward Chain

Garden Orientation: North East Facing

EPC Rating: C

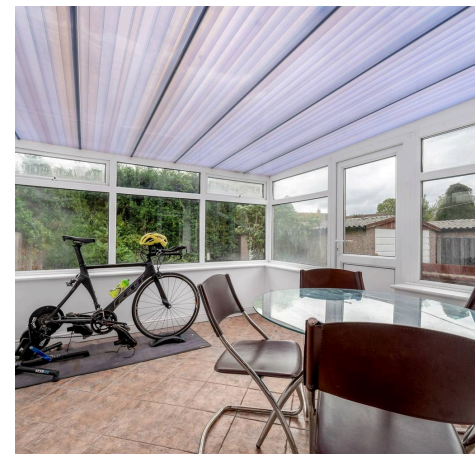
Council Tax Band: C

Total Living Space: Approx 991 sqft

Charming Two-Bedroom Home with Scope for Three

Set in the highly desirable village of Old Dalby, this spacious two-bedroom home on Croft Gardens offers a fantastic blend of comfort, potential, and lifestyle. On the ground floor, the property boasts two generous reception rooms, a bright conservatory, and a well-positioned bathroom. Upstairs you'll find two large double bedrooms, along with a versatile landing that could easily be converted to create a third bedroom if desired. An additional upstairs WC adds convenience.

Old Dalby is one of the area's most sought-after villages, renowned for its exceptional views, outstanding countryside walks, excellent primary school, and very low crime rate, making it a wonderful place to live. With its welcoming community and easy access to Melton Mowbray, Nottingham and Leicester, this is an ideal home for families, couples, or anyone looking to enjoy village living in a truly enviable location.





Entrance Hall

10' 2" x 7' 11" (3.10m x 2.42m)

Kitchen & Breakfast Room

12' 3" x 7' 11" (3.73m x 2.41m)

Living Room

10' 11" x 15' 10" (3.33m x 4.83m)

Dining Room

12' 6" x 10' 11" (3.81m x 3.33m)

Conservatory

10' 5" x 9' 10" (3.18m x 3.00m)

Family Bathroom

7' 1" x 6' 5" (2.16m x 1.95m)

First Floor Landing

14' 4" x 9' 0" (4.36m x 2.74m)

Bedroom One

11' 0" x 11' 1" (3.35m x 3.38m)

Bedroom Two

14' 2" x 7' 11" (4.32m x 2.41m)

First Floor WC

4' 11" x 4' 0" (1.49m x 1.23m)



Council Tax band: C

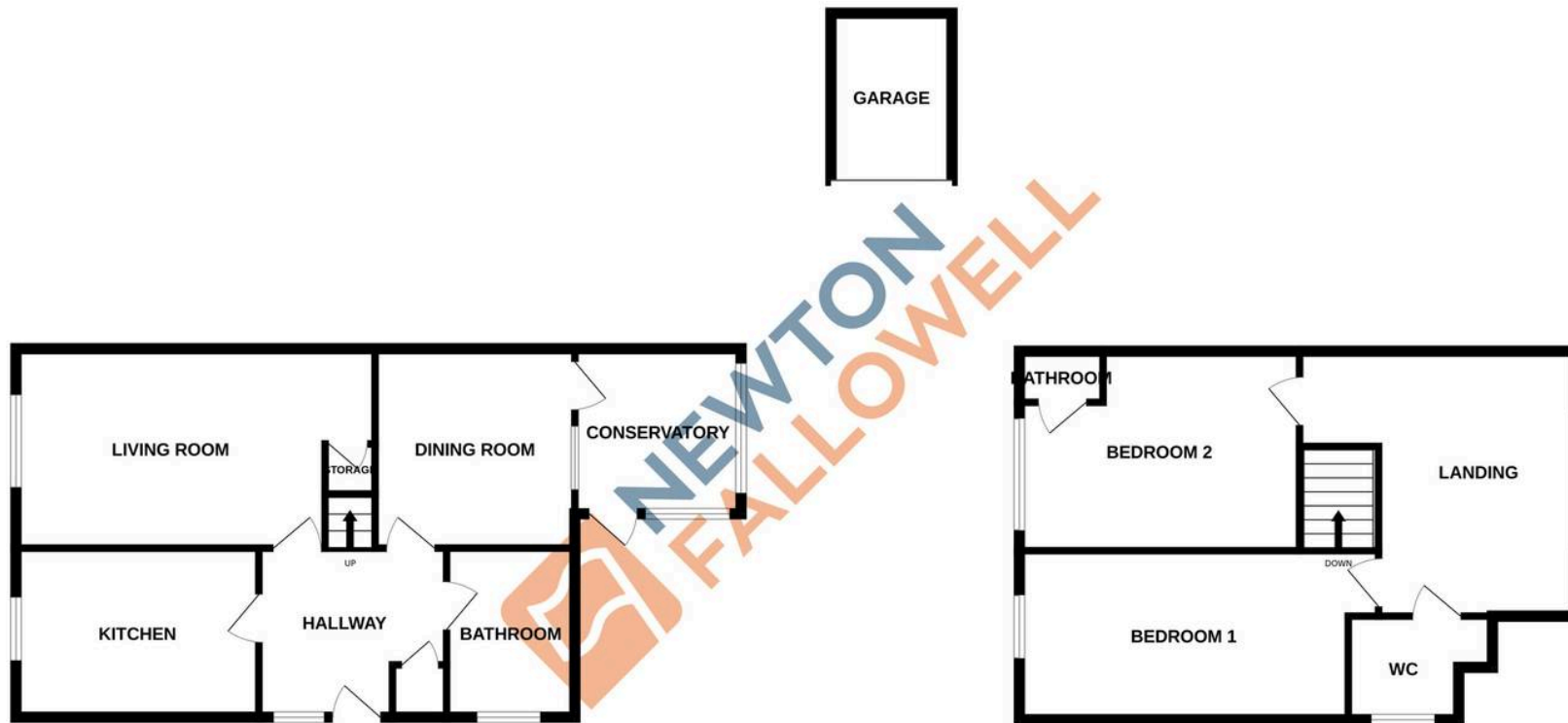
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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.
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