



**2 Croft Gardens, Old Dalby, Melton Mowbray, LE14 3LE**

**£199,950**

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

## 2 Croft Gardens Old Dalby Melton Mowbray LE14 3LE

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Set on an elevated plot within a quiet Old Dalby cul-de-sac, this detached bungalow is an ideal project for those looking to renovate a home.

The interior features a central lounge leading into a rear conservatory, which offers a clear footprint for a more permanent sunroom extension.

Outside, the property is surrounded by gardens on all sides and includes a private driveway and brick-built garage.

Available with no upward chain, it represents a straightforward opportunity to secure a home in a prime village location and modernise it to a personal standard.





Living Room



Conservatory

## Description

Occupying a prominent, elevated position within the highly regarded village of Old Dalby, Croft Gardens presents a wonderful opportunity for those looking to design and finish a home to their own exacting standards. This detached bungalow is situated in a quiet, established residential cul-de-sac, offering a well-proportioned layout in one of Leicestershire's most sought-after and award-winning locations. While the property now requires a comprehensive programme of modernisation and refurbishment, it provides a solid foundation for a buyer to create a high-quality, long-term residence.

The internal accommodation is thoughtfully laid out, with the main lounge serving as a bright and spacious central hub. The lounge opens directly into a large rear conservatory, which currently acts as a transition between the interior and the gardens. While the conservatory requires attention, it offers a clear footprint for a future sunroom or a more substantial extension with a tiled hip roof, which would create a seamless, year-round living space and better connect the home to its outdoor areas. The kitchen is separate and, along with the bedrooms, offers a complete blank canvas for a modern reconfiguration and updated décor.

Externally, the property sits on a generous plot with gardens that wrap around the bungalow, providing multiple areas for seating, planting, and landscaping. The elevated position within the close ensures a pleasant outlook, while the private driveway and garage provide ample off-road parking and storage. Offered to the market with no upward chain, this property is perfectly suited for those seeking a rewarding project in a premier village community.



Bedroom



Bedroom



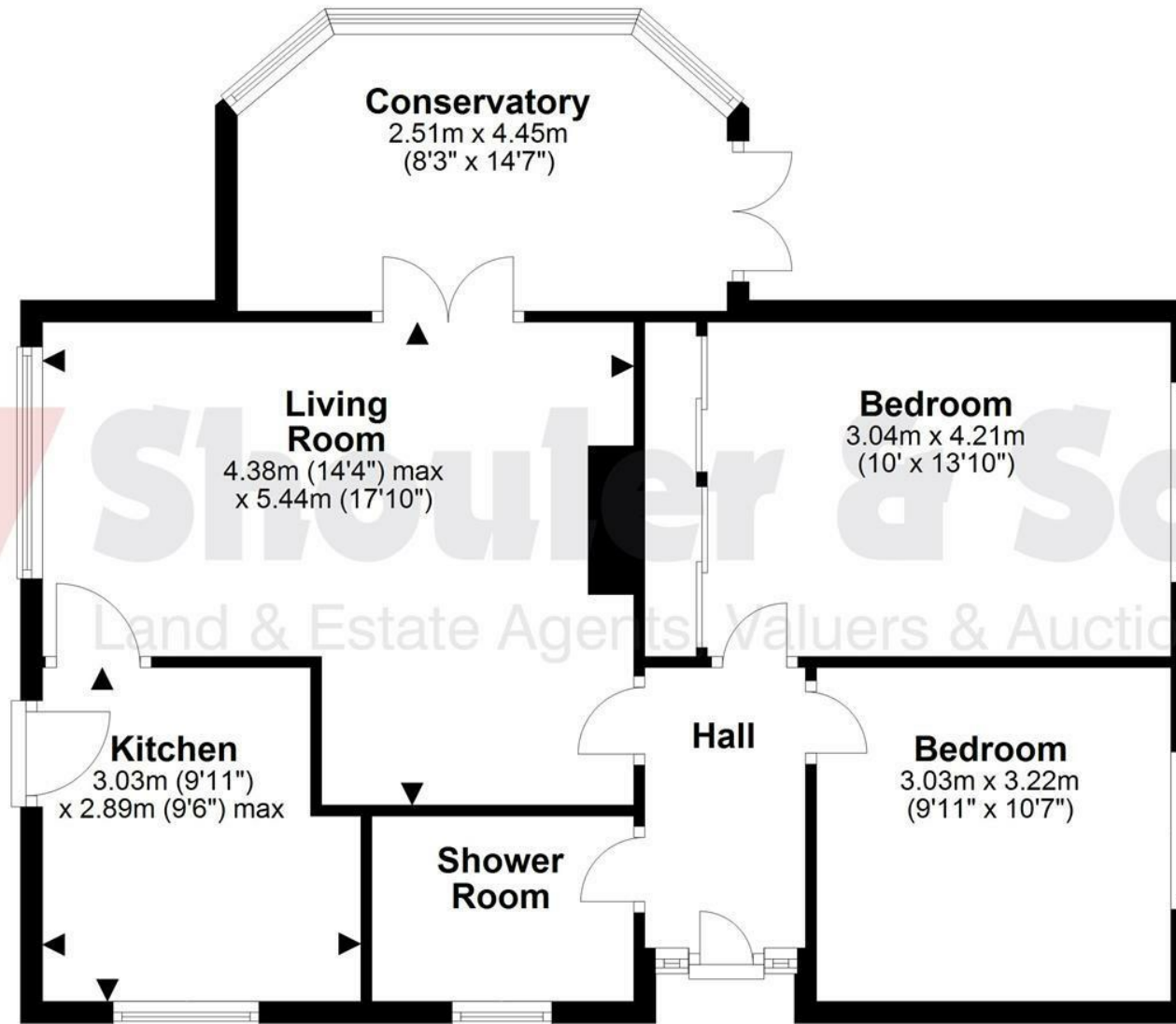
Shower Room



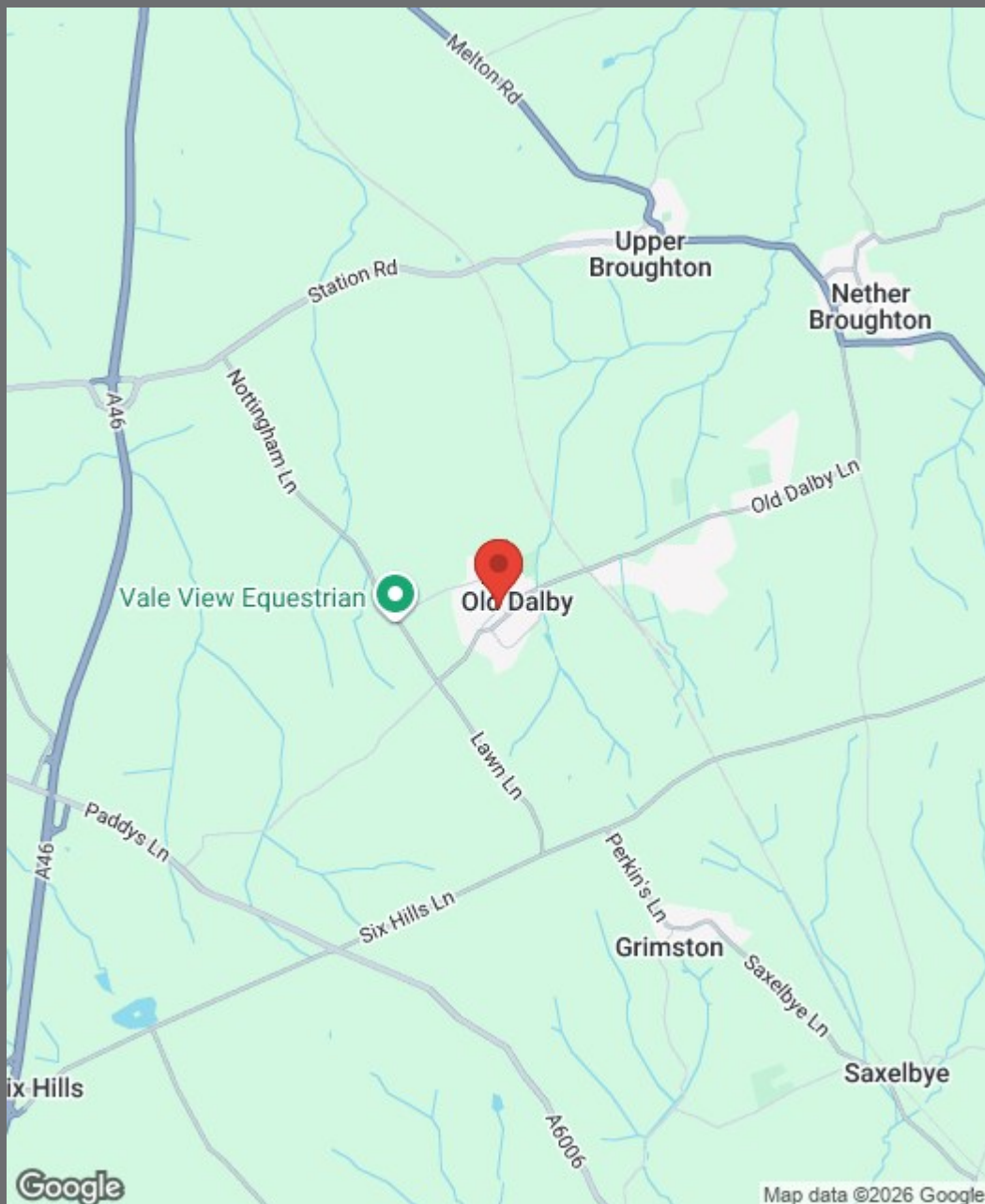
Garden

## Ground Floor

Approx. 73.6 sq. metres (792.7 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.  
Plan produced using PlanUp.



- **Detached Bungalow:** A sought-after single-storey home in a premier village location
- **Highly Desirable Village:** Located in the heart of Old Dalby, known for its strong community
- **Modernisation Project:** A complete blank canvas to renovate to your own personal taste
- **Elevated Cul-de-Sac Position:** Set within a quiet, established residential turning
- **Wrap-Around Gardens:** A generous plot with multiple areas for seating and landscaping
- **Spacious Lounge:** A large, central living area that opens directly into the conservatory
- **Potential for Sunroom:** A clear footprint to replace the conservatory with a formal extension subject to planning
- **Separate Kitchen:** A well-sized space ready for a complete modern redesign
- **Driveway & Garage:** Ample off-road parking with a secure brick-built garage
- **No Upward Chain:** Facilitating a straightforward and efficient sales process



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