



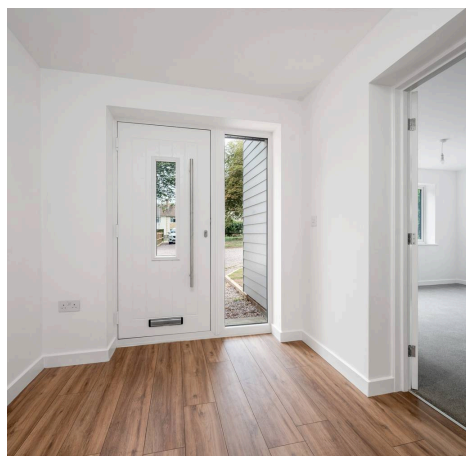
School Bungalow Dalby Road, Melton Mowbray  
£335,000

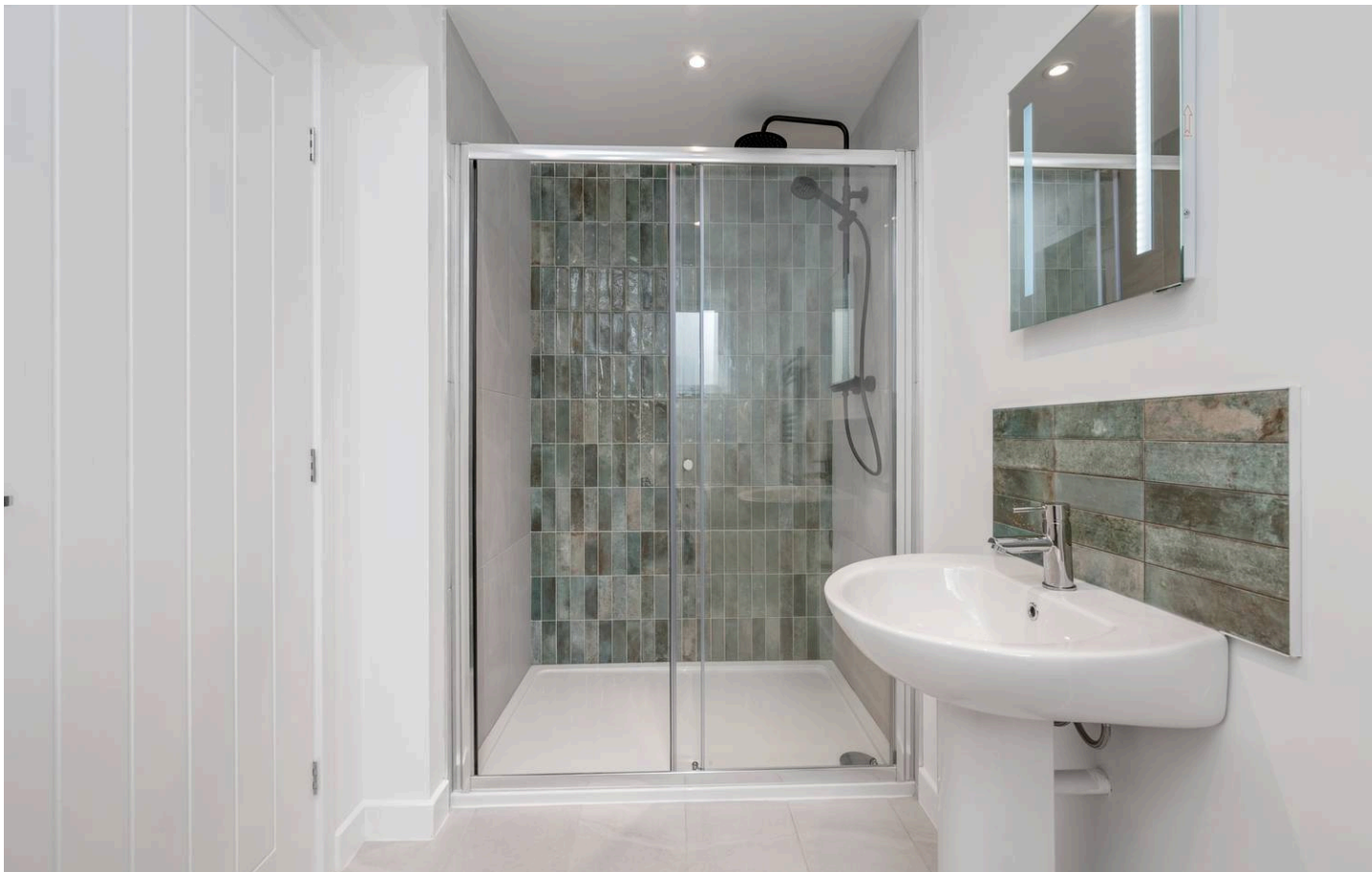
 **NEWTON FALLOWELL**

## School Bungalow Dalby Road

### Melton Mowbray

This beautifully refurbished and extended three bedroom detached bungalow is situated in a highly sought after location, offering a superb blend of contemporary style and practical living. Upon entering the property, you are greeted by a spacious hallway leading to an airy open plan living area, thoughtfully designed to maximise natural light and provide a versatile space for relaxing or entertaining. The modern kitchen is seamlessly integrated into this space, featuring high quality fittings and ample storage, making it ideal for both every-day family life and hosting guests. The property offers three well proportioned bedrooms, including a generously sized main bedroom that benefits from a stylish en suite shower room (perfect for added privacy and convenience). A further modern family bathroom serves the remaining bedrooms, both of which are bright and comfortable, suitable for children, guests, or use as a home office. A separate utility room provides additional storage and laundry facilities, helping to keep the main living areas clutter free and organised. The bungalow's layout has been carefully considered to ensure easy movement throughout, with a welcoming hallway connecting each room and enhancing the sense of space. High quality flooring, tasteful décor, and contemporary finishes feature throughout, reflecting the recent refurbishment and attention to detail. The property also boasts a large gravelled driveway, offering off road parking for multiple vehicles (ideal for families or visitors). This exceptional bungalow presents a rare opportunity to acquire a move in ready home in a desirable area, with all the benefits of modern living in a single storey layout. The combination of open plan living, three bedrooms, two bathrooms (including an en suite), and a separate utility room ensures the property is both functional and stylish, meeting the needs of a wide range of buyers. With its prime location, high specification finish, and thoughtfully designed interior, this detached bungalow is sure to attract strong interest and must be viewed to be fully appreciated.





### Entrance Hall

7' 6" x 7' 3" (2.28m x 2.22m)

### Utility Room

7' 7" x 7' 3" (2.30m x 2.22m)

### Open Plan Living and Kitchen Area

23' 8" x 19' 0" (7.21m x 5.80m)

### Bedroom Three

10' 2" x 9' 6" (3.10m x 2.90m)

### Bathroom

7' 4" x 4' 11" (2.23m x 1.50m)

### Bedroom Two

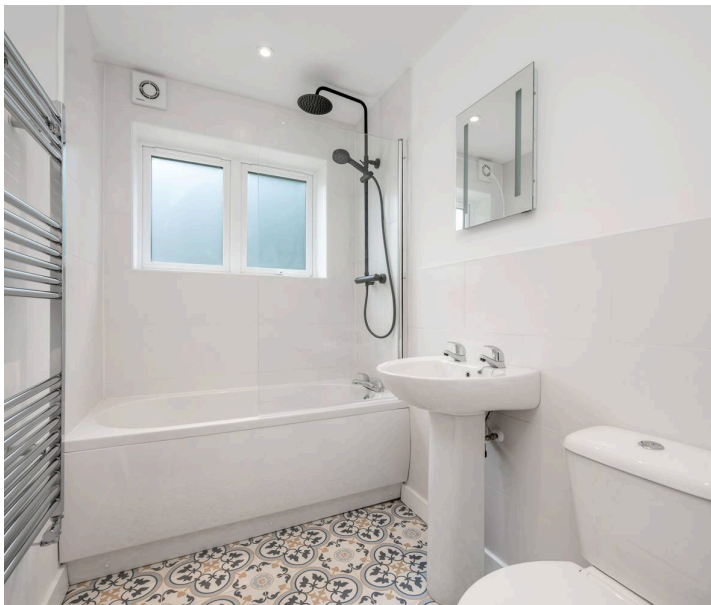
10' 7" x 9' 11" (3.23m x 3.03m)

### Bedroom One

12' 11" x 9' 11" (3.94m x 3.03m)

### En Suite

9' 11" x 4' 8" (3.01m x 1.41m)



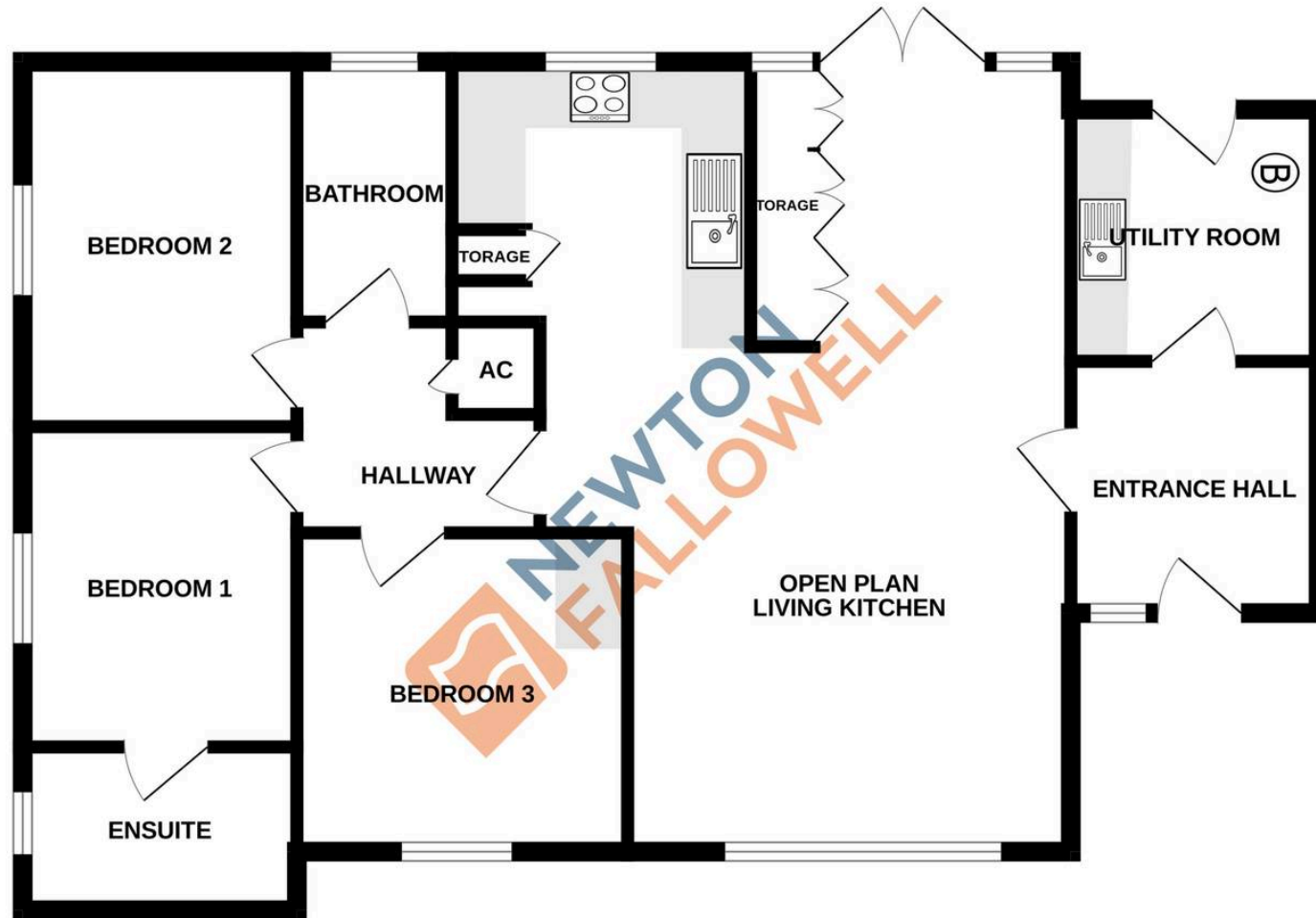
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

## GROUND 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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## Newton Fallowell - Melton Mowbray

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