



16 Dukes Road, Old Dalby
£210,000

 **NEWTON FALLOWELL**

16 Dukes Road

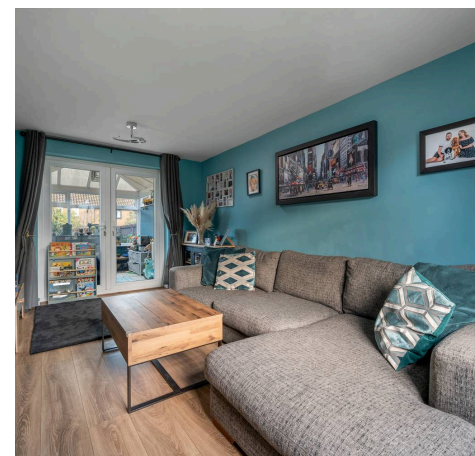
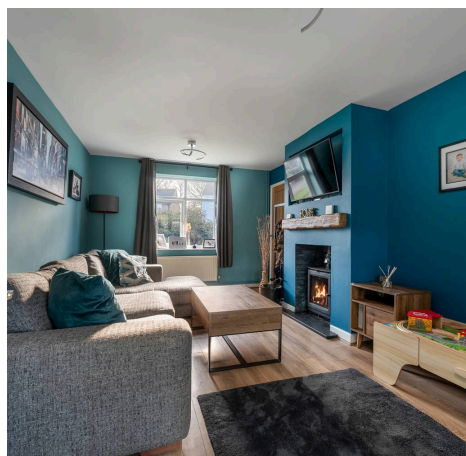
Old Dalby, Melton Mowbray

Situated in the sought after village of Old Dalby is this well presented end terrace house. Offering an ideal opportunity for the first time buyer, the accommodation comprises in brief, entrance hall, living room, conservatory and a superb open plan dining kitchen which has recently been re-fitted with modern units and integral appliances. On the first floor are two double bedrooms and a family bathroom. Outside to the front is allocated parking for one car and there is an enclosed rear garden.

Pedestrian access to the front door with a storm porch into the entrance hall, stairs rising to the first floor and door leading through to a dual aspect living room having an inset log burner with a wooden mantle, TV point, wood laminate flooring, a window to the front aspect and French doors through to a double glazed conservatory with apex roof and French doors leading to the rear garden. The open plan dining kitchen is fitted with a modern range of wall and base units, complementary worktops, Belfast sink and mixer tap, integrated eye level oven and hob, fridge/freezer, space and plumbing for a washing machine and tumble dryer, peninsula breakfast bar, wood laminate flooring, spotlighting to the ceiling, under counter lighting, storage cupboard, dual aspect windows and door to the rear.

Stairs rising to the first floor landing with loft access and doors off to two double bedrooms and a fully tiled family bathroom having a three piece suite comprising a low flush WC, wash hand basin and bath with an overhead shower, shower screen, extractor fan and a heated towel rail.

There is allocated parking for one car and an enclosed rear garden having a paved patio seating area, storage shed, an area laid to lawn and timber panel fencing to the boundaries.





Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Entrance Porch

Living Room

17' 5" x 10' 6" (5.31m x 3.20m)

Conservatory

11' 5" x 7' 10" (3.48m x 2.39m)

Dining Kitchen with Utility

19' 3" x 12' 6" (5.86m x 3.80m)

Bedroom One

16' 4" x 10' 7" (4.98m x 3.23m)

Bedroom Two

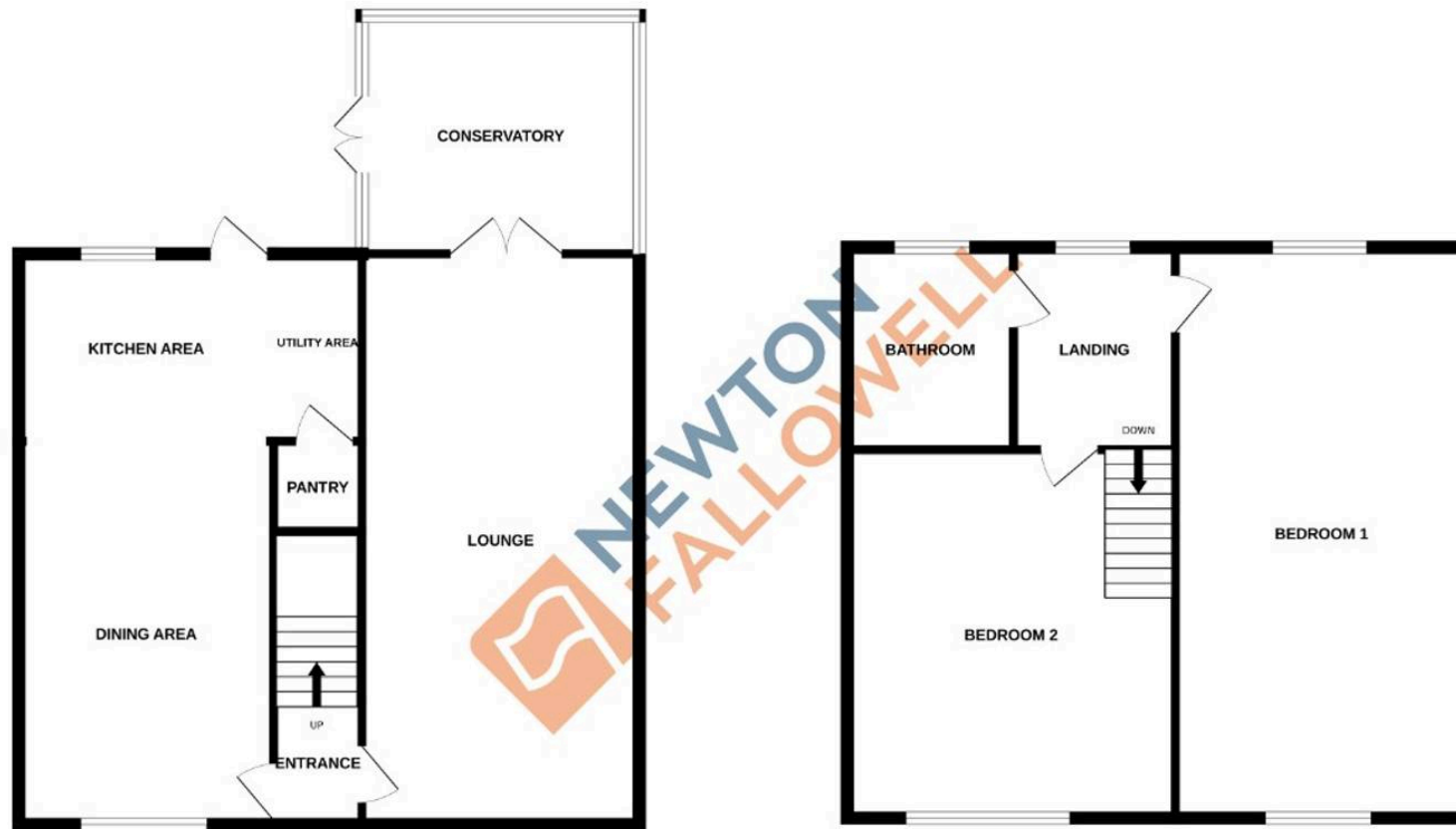
10' 11" x 9' 10" (3.33m x 3.00m)

Bathroom



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.
 Newton Fallowell - Melton Mowbray © 2024

Newton Fallowell - Melton Mowbray

Newton Fallowell, Digby House - LE13 1AE

01664 566210 · melton@newtonfallowell.co.uk · newtonfallowell.co.uk/melton-mowbray