

Cedar Birch, Station Road Station Road, Old Dalby, LE14 3ND  
Asking price £335,000  
Council Tax Band: New Build

H&H  
BESPOKE



This is an attractive new-build three-bedroom semi-detached home, thoughtfully designed to offer modern family living with spacious interiors, high-quality specification and excellent energy efficiency.

Step through the welcoming entrance hall into a generous lounge, providing the perfect space to relax and unwind. To the rear of the property, the contemporary kitchen is complemented by a separate utility room and opens into a bright dining area with French doors leading out to the garden, creating an ideal setting for entertaining and everyday family life. A convenient cloakroom/WC and useful storage cupboard complete the ground floor.

Upstairs, the master bedroom benefits from a private en-suite shower room, while two further well-proportioned bedrooms provide flexible accommodation for children, guests or home working. A modern family bathroom and additional storage complete the first floor.



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |