

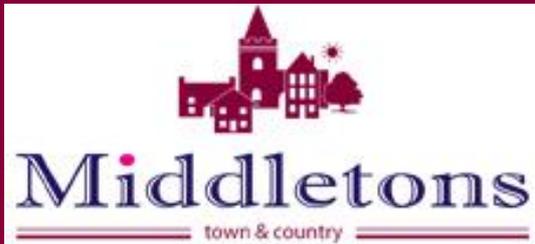


**QUEENSWAY, OLD DALBY**

**Asking Price Of £290,000**

**Two Bedrooms**

**Freehold**



**SEMI-DETACHED HOUSE**

**DOWNSTAIRS WC**

**TWO DOUBLE BEDROOMS**

**GOOD COMMUTER LINKS**

**OFF ROAD PARKING**

**GOOD SIZED REAR GARDEN**

**VILLAGE WITH AMENITIES**

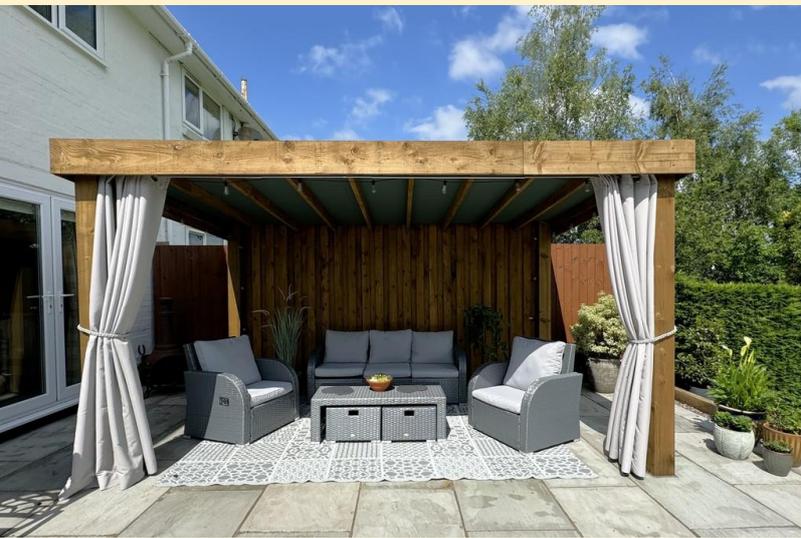
**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**





Beautifully presented two bedroom semi-detached house occupying a generous plot with countryside views in the village of Old Dalby. The village has its own primary school, the Crown Inn public house and village hall and has a very active community with many groups.

The accommodation on offer comprises; entrance hall, lounge, kitchen diner, utility room and cloakroom to the ground floor. Two double bedrooms and a family bathroom to the first floor. Outside there is generous off road parking to the front and a large east facing garden backing onto the open countryside.

**ENTRANCE HALL** Having stairs rising to the first floor landing, radiator, oak flooring and oak doors off to;

**LOUNGE** 11' 11" x 13' 9" (3.64m x 4.20m) Having a window to the front aspect with fitted blind, radiator, TV aerial point, chimney breast with log burning stove and beam mantel and oak wood flooring.

**KITCHEN/DINER** 18' 2" x 10' 11" (5.54m x 3.35m) Spacious kitchen diner having french doors opening onto the rear patio making a great space to entertain. Fitted with a generous range of wall, base and drawer units topped with wood work surfaces, double Belfast sink, space for a range style cooker with extractor hood over. Integrated dishwasher and fridge. Window over looking the rear garden with fitted blind, LED lighting, radiator, tiled flooring and door to the utility and cloakroom.

**UTILITY ROOM** 8' 2" x 11' 5" (2.5m x 3.5m) Fitted with a double height storage unit, wall and base unit topped with topped with work surface and inset with a stainless steel sink and drainer unit. Space and plumbing for a washing machine, space for a tumble dryer and fridge freezer. Window to the front aspect with fitted blind, radiator, extractor fan, tiled flooring, door to the cloakroom and external door to the rear garden.

**CLOAKROOM** 4' 4" x 3' 10" (1.33m x 1.19m) Comprising of a low flush WC and wash hand basin. Obscure glazed window with fitted blind and tiled flooring.

**LANDING** Taking the stairs to the first floor having a window to the side, hatch with pull down ladder to the loft space and oak doors off to;

**BEDROOM ONE** 12' 6" x 14' 6" (3.83m x 4.42m) Having a window to the front aspect, radiator, built-in wardrobe and carpet flooring.

**BEDROOM TWO** 10' 3" x 10' 8" (3.14m x 3.26m) Having a window to the rear aspect, radiator, built-in wardrobe and carpet flooring.

**BATHROOM** 7' 3" x 6' 3" (2.21m x 1.92m) Comprising of a double ended panel bath with shower over and glazed shower screen, pedestal wash hand basin and a close coupled WC. Obscure glazed window, radiator, extractor fan and tiled flooring.

**FRONT ASPECT** Having generous off road parking to the front with courtesy lighting, small formal lawn with mature cherry tree, shrub and hedging to the side boundaries.

**REAR GARDEN** Large east facing garden having an Indian sandstone patio adjacent to the house with a fixed wooden gazebo with lighting. Garden tap, electric sockets, courtesy lighting and garden shed. Steps down to a formal lawn with a further shed, mature trees, hedging to the boundary and views across open countryside.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

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## Ground Floor



## First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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[www.middletons.uk.com](http://www.middletons.uk.com)  
[info@middletons.uk.com](mailto:info@middletons.uk.com)

**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

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