



NORTH LODGE ROAD, OLD DALBY

Asking Price £610,000

Five Bedrooms

Freehold



DETACHED HOUSE

SPACIOUS ACCOMMODATION

LANDSCAPED GARDEN

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

OPEN-PLAN LIVING KITCHEN

HOUSE ALARM/ HALO HEATING SYSTEM

NORTH WEST OF MELTON MOWBRAY

COUNCIL TAX BAND E

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An elegantly appointed five- bedroom family home offering refined living in an exclusive Old Dalby setting. Old Dalby offers a warm community feel with its own primary and pre- schools, village church and active Scout groups. The popular Crown Inn provides a cosy spot for dining, while excellent links to Nottingham, Newark and Leicester make it ideal for commuters.

The ground floor includes a spacious hallway, two reception rooms and a striking open- plan kitchen/living space with bi- fold doors to the garden, plus a utility and guest cloakroom. Upstairs offers a principal suite with en- suite and walk- in wardrobe, three further double bedrooms (one en- suite), a fifth bedroom/nursery and a family bathroom. Outside are landscaped gardens, a generous driveway, a detached garage and a large rear terrace for outdoor dining.



ENTRANCE HALL Having stairs rising to the first floor with an under-stair storage cupboard, alarm panel, radiator, Amtico flooring and oak doors leading off to:

CLOAKROOM 6' 8" x 4' 2" (2.05m x 1.28m) Comprising a dual flush WC and vanity unit wash hand basin. Obscure glazed window with roller blind for privacy, radiator and Amtico flooring.

LOUNGE 14' 10" x 23' 5" (4.53m x 7.15m) A bright and inviting lounge with a double glazed bay window to the front, complemented by soft carpet flooring. A wood-burner sits within a chimney breast with a stone hearth, adding a cosy focal point. LED ceiling spotlights and two radiators enhance comfort, while bi-fold doors open the room beautifully to the rear garden.

DINING ROOM/STUDY 12' 7" x 9' 1" (3.86m x 2.78m) Having dual aspect windows with fitted shutters, radiator, LED lighting and Amtico flooring.

KITCHEN/DINER 19' 4" x 10' 10" (5.9m x 3.32m) A fantastic family space with bi-fold doors and perfect-fit blinds opening onto the rear patio, creating an ideal setting for everyday dining and entertaining. The kitchen is fitted with a contemporary range of wall, base and drawer units, along with a central island/breakfast bar, all finished with Silestone Quartz work surfaces. Features include an under-mount sink with mixer boiling water tap, integrated Smeg dishwasher, eye-level double oven and grill, microwave, induction hob with extractor, CDA wine chiller and an LG American-style fridge freezer set within housing. Two front-facing windows with roller blinds bring in natural light, complemented by LED lighting and feature pendants above the island. Additional highlights include, Amtico flooring and an oak door leading through to the utility room.

UTILITY ROOM 7' 1" x 7' 4" (2.17m x 2.25m) Fitted with wall and base units topped with Silestone Quartz surfaces, an under-mount sink with mixer tap, and space with plumbing for both a washing machine and tumble dryer. Finished with Amtico flooring, a radiator, LED ceiling spotlights and a door leading out to the rear garden.

LANDING Oak doors lead to all first-floor rooms, with access to the roof space and an airing cupboard, carpeted flooring and a radiator.

BEDROOM ONE 11' 11" x 10' 4" (3.65m x 3.16m) Having two rear facing sash windows, radiator, LED lighting, carpeted flooring and walk-in wardrobe and ensuite.

ENSUITE 6' 7" x 12' 0" (2.03m x 3.68m) Comprising a double walk-in shower with rainfall head and separate riser, his-and-hers vanity unit wash hand basins, two wall cabinets and an illuminated mirror, along with a heated towel rail and dual-flush WC. An obscure glazed window with roller blind provides privacy, complemented by LED lighting, part tiled walls and tiled flooring with underfloor heating.

WALK-IN WARDROBE 4' 11" x 7' 0" (1.51m x 2.15m) Fitted with hanging rails, shelving and storage boxes, lighting, radiator and carpet flooring.

BEDROOM TWO 12' 2" x 9' 4" (3.73m x 2.85m) Having two dual aspect sash windows, radiator, LED lighting, carpeted flooring and oak doors to the ensuite.

ENSUITE 6' 7" x 5' 7" (2.03m x 1.72m) Comprising a corner shower cubicle with rainfall head and separate riser, vanity unit wash hand basin, an illuminated mirror, along with a heated towel rail and dual-flush WC. An obscure glazed window with roller blind provides privacy, complemented by LED lighting, fully tiled walls and tiled flooring with underfloor heating.

BEDROOM THREE 9' 4" x 14' 7" (2.85m x 4.47m) Having sash window, radiator, fitted wardrobes and drawers, LED lighting and carpeted flooring.

BEDROOM FOUR 11' 1" x 10' 10" (3.4m x 3.31m) Having sash window, radiator, fitted wardrobes, LED lighting and carpeted flooring.

BEDROOM FIVE 7' 0" x 8' 3" (2.15m x 2.52m) Having a front facing sash window, radiator, LED lighting and carpeted flooring.

BATHROOM 6' 7" x 9' 3" (2.03m x 2.84m) Comprising of a an 'L' shaped shower bath with shower riser and glazed screen, vanity unit wash hand basin, heated towel rail and a dual flush WC. Obscure glazed window and roller blind for privacy, extractor fan, tiled walls and tiled flooring with under-floor heating.

FRONT ASPECT A metal boundary fence encloses the plot, with ornamental pathways around the frontage, planting to the side aspect and a block-paved driveway leading in turn to the garage.

GARAGE With an up and over electric roller door, lighting and power connected.

REAR GARDEN An extensive flagstone patio sits directly beside the property, enhanced by courtesy lighting and an outside tap, with steps leading down to a low-maintenance gravel garden. A further paved seating area is framed by raised flower and shrub beds, creating a private spot to relax. The space is enclosed by brick walling with gated access through to the garage and driveway.

AGENTS NOTE **TENURE** Freehold. 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.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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