



Offers In Excess Of £399,950 | Freehold  
Queensway, Old Dalby, LE14 3QQ





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- Extended semi-detached family home
  - Spacious dimensions for entertaining
  - Cosy living room with multi-fuel stove
  - Rear extension with underfloor heating
  - Rural location overlooking fields
  - Large driveway and parking for several vehicles
  - Landscaped garden with raised beds
  - Friendly neighbourhood
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This well-presented four-bedroom semi-detached home offers generous living space, modern upgrades, and beautiful countryside views.



To the front, a newly upgraded driveway provides ample off-road parking for several vehicles. Internally, the property benefits from a rear ground floor extension incorporating a stylish bar area with underfloor heating, ideal for entertaining, boasting floor to ceiling double-glazed windows and glass roof too, bringing the outside in. The accommodation further includes a cosy living room with multi-fuel stove and a dining room currently utilised as a games room with pool table, offering flexible use to suit family needs.

The kitchen is well-equipped for culinary endeavours and boasts a range of base and eye level units, integrated dishwasher and fridge freezer and capacious dimensions for a second breakfast or dining table if desired.

On the first floor, there are four well-proportioned bedrooms, providing versatile living arrangements for families or home working. Bedroom one sits in an extended part of the property, boasting an en-suite shower room and walk-in wardrobe. Three bedrooms are generous double rooms with bedroom four configured as an office by the current owners.



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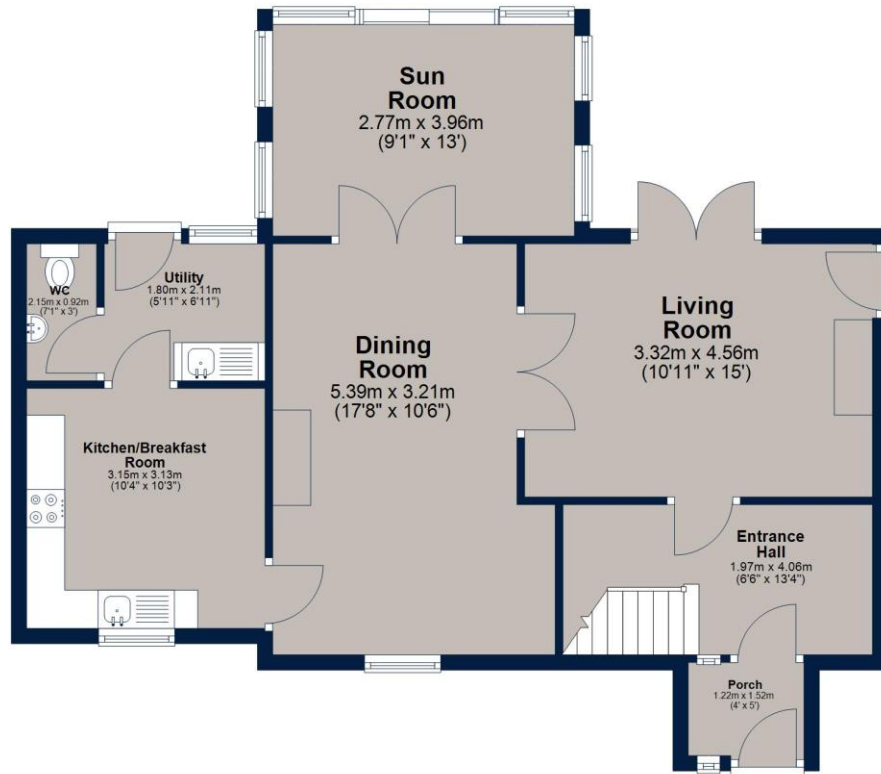
Externally, the rear garden overlooks open fields and features raised beds, a large shed, and generous outdoor space, making it perfect for both relaxation and gardening enthusiasts.

An opportunity not to be missed, situated within a well-established residential area with countryside walks and footpaths in abundance a few steps from the front door. Old Dalby is a thriving community with a highly-regarded primary school and its esteemed public house 'The Crown'.



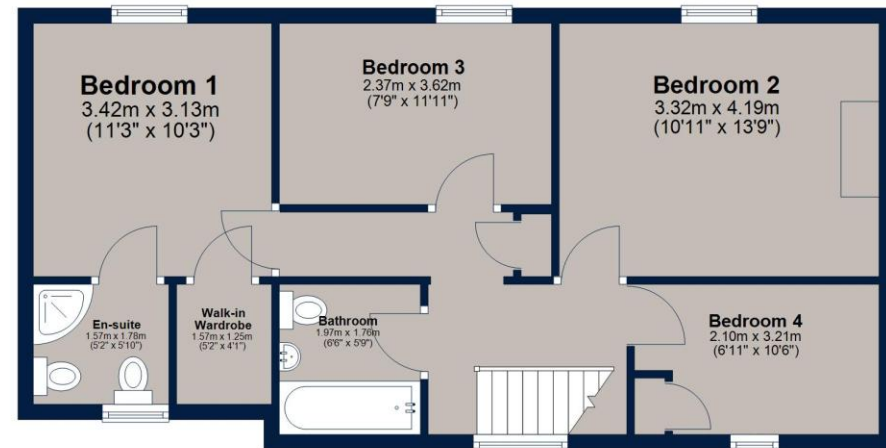
### Ground Floor

Approx. 72.4 sq. metres (779.4 sq. feet)



### First Floor

Approx. 59.2 sq. metres (637.0 sq. feet)



Total area: approx. 131.6 sq. metres (1416.3 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

## Key Information

Local Authority: Melton Borough

Council Tax Band: D

Tenure: Freehold

EPC Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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