



Queensway, Old Dalby
Offers Over £399,950



SPREY
PROPERTY



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 open fire 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. 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'.





Tenure: Freehold - All mains' services - Council Tax Band: D - EPC Rating: D

Porch: 1.22m x 1.52m (4' x 5')

Entrance Hall: 1.97m x 4.06m (6'6" x 13'4")

Living Room: 3.32m x 4.56m (10'11" x 15')

Dining Room: 5.39m x 3.21m (17'8" x 10'6")

Sun Room: 2.77m x 3.96m (9'1" x 13')

Kitchen/Breakfast Room: 3.15m x 3.13m (10'4" x 10'3")

Utility: 1.80m x 2.11m (5'11" x 6'11")

WC: 2.15m x 0.92m (7'1" x 3')

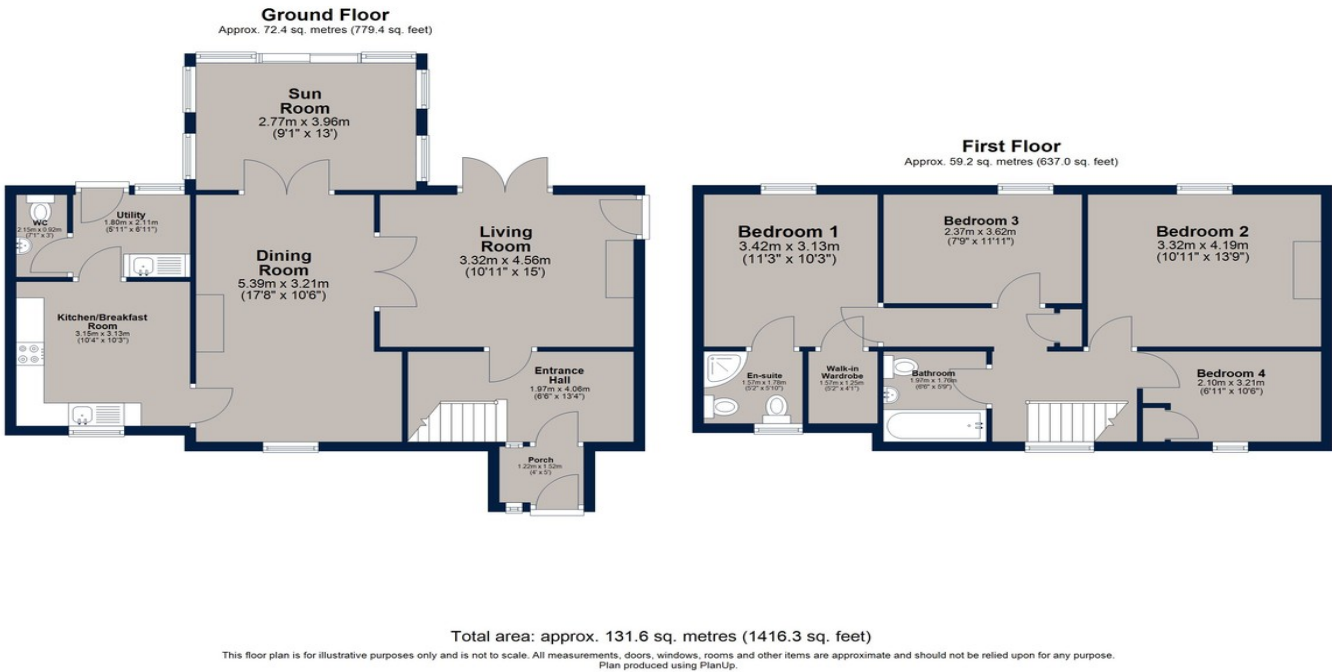
Bedroom One: 3.42m x 3.13m (11'3" x 10'3")

En-suite: 1.57m x 1.78m (5'2" x 5'10")





Queensway, Old Dalby



Old Dalby is a well-served village to the north-west of Melton Mowbray and sits on the edge of the Melton Woods, nearby to the beautiful Vale of Belvoir. The village benefits from a well-esteemed primary school and a highly regarded public house 'The Crown'. Conveniently placed for commuters to Nottingham, Melton and Leicester with the A46 only a few minutes away.

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements