



Offers Over £585,000 | Freehold
North Lodge Road, Old Dalby, LE14 3JT





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- Beautifully presented detached family home
 - Four generous bedrooms
 - Utility room & downstairs WC
 - Detached single garage
 - Bi-fold doors opening onto the rear garden
 - Principal bedroom with en-suite shower room
 - Spacious open-plan kitchen/dining room
 - Sought-after village location
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Situated within the highly sought-after village of Old Dalby, this beautifully presented four-bedroom detached family home offers spacious and contemporary accommodation throughout, combining stylish modern living with a practical layout ideal for family life.

Upon entering the property, you are welcomed by a spacious entrance hall providing access to the principal ground floor accommodation. To the front of the property is a versatile study, perfect for those working from home, alongside a convenient downstairs WC.

The heart of the home is undoubtedly the impressive open-plan kitchen/dining room. Fitted with a range of contemporary wall and base units, integrated appliances and a central island, this fantastic entertaining space is flooded with natural light thanks to the stunning bi-folding doors, seamlessly opening onto the rear patio and landscaped garden, creating the perfect indoor-outdoor living experience during the warmer months.

A separate utility room provides additional storage and laundry facilities.









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PROPERTY

The generous living room offers an excellent space to relax, featuring a bay window to the front elevation and ample room for the whole family.

To the first floor, the spacious landing leads to four well-proportioned bedrooms. The impressive principal bedroom benefits from fitted space and a modern en-suite shower room, whilst the remaining three bedrooms are served by a stylish family bathroom complete with both a bath and separate shower.

Externally, the property enjoys an attractive frontage with a driveway providing ample off-road parking leading to a detached single garage.

To the rear, the enclosed garden offers a wonderful private space for both entertaining and family enjoyment, with a generous paved patio accessed directly from the bi-fold doors.

Located within the desirable village of Old Dalby, the property enjoys excellent access to Melton Mowbray, Nottingham and Leicester, whilst benefiting from a peaceful village setting with countryside walks and excellent local amenities nearby.



Ground Floor

Main area: approx. 71.9 sq. metres (773.5 sq. feet)
Plus garages, approx. 19.6 sq. metres (211.2 sq. feet)



Main area: Approx. 147.6 sq. metres (1588.7 sq. feet)
Plus garages, approx. 19.6 sq. metres (211.2 sq. feet)

First Floor

Approx. 75.7 sq. metres (815.2 sq. feet)



Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro
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Key Information

Local Authority - Melton Borough Council

Council Tax Band - E

Tenure - Freehold

EPC Rating - B

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



Osprey Melton Mowbray Sales

8A Burton Street, Melton Mowbray

Leicestershire

LE13 1AE

T: **01664 778170**

melton@osprey-property.co.uk

osprey-property.co.uk



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