

# Holdere

A Modern Estate Agent



76 Queensway, Melton Mowbray, LE14 3QH

£165,000

Holdere Estate Agents are delighted to bring to market this immaculately presented two double bedroom ground floor maisonette, located in the charming village of Old Dalby. In brief the property offers generous off road parking to the front for several vehicles, large garden to the rear with various seating options and areas with open fields behind. Inside you will find the entrance porch, hallway, two double bedrooms, kitchen, lounge, bathroom, conservatory and store.

## Summary

Upon entry to the property via the front door, you arrive in the porch area which is very useful for coats and shoes etc. From here there is a door into the hallway, this provides access to all the living accommodation.

The lounge is a lovely cosy room situated at the front of the home and it has been upgraded and modernised by the current owners. It features a bay window to the front elevation, feature fireplace with multi fuel stove and built in storage either side.

The kitchen is fitted with a range of matching wall and base units with countertops above, there is an inset oven with electric hob and extractor over, under counter space for a fridge and under counter space and plumbing for a washing machine. There is a door that takes you into the rear lobby subsequently leading to the garden and outdoor store. The store is a great addition and it benefits from lighting, power and direct access from the property without having to go outside.

The main bedroom is situated at the rear of the property, it is a great sized double room featuring fitted wardrobes and panelling.

Bedroom two is located at the front of the property and is another very comfortable double room.

The family bathroom is fully tiled throughout and fitted with a modern three piece suite. It comprises a bath with shower over back to wall w.c, sink unit with storage below, ladder style radiator and frosted window to the rear elevation.

Outside you find the property set back from the road with an attractive frontage with off road parking for several vehicles and access down the side leading to the rear garden. The rear garden is a great feature of this property, it has been enhanced by the current owners incorporating paved patio areas and pathways. You can also access the conservatory from here, another useful space particularly in the summer months. Towards the back of the garden there is a further patio area and shed providing useful storage, beyond this there are open fields/farmland.

Agents note: The current vendors are in the process of extending the lease from its current 82 years to 99 years.

Service charge: £212.80 per annum

Ground rent: £10 per annum

This property occupies a pleasant cul-de-sac position on the edge of this highly regarded and picturesque village. Old Dalby is ideally situated for easy access to Nottingham, Melton Mowbray, Leicester and Loughborough as well as major road links to include: A606, A46, A6 and M1. The village is surrounded by beautiful countryside and has many amenities including an excellent primary school, popular pub and restaurant, village hall and a 17th century Church offering a thriving church community

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

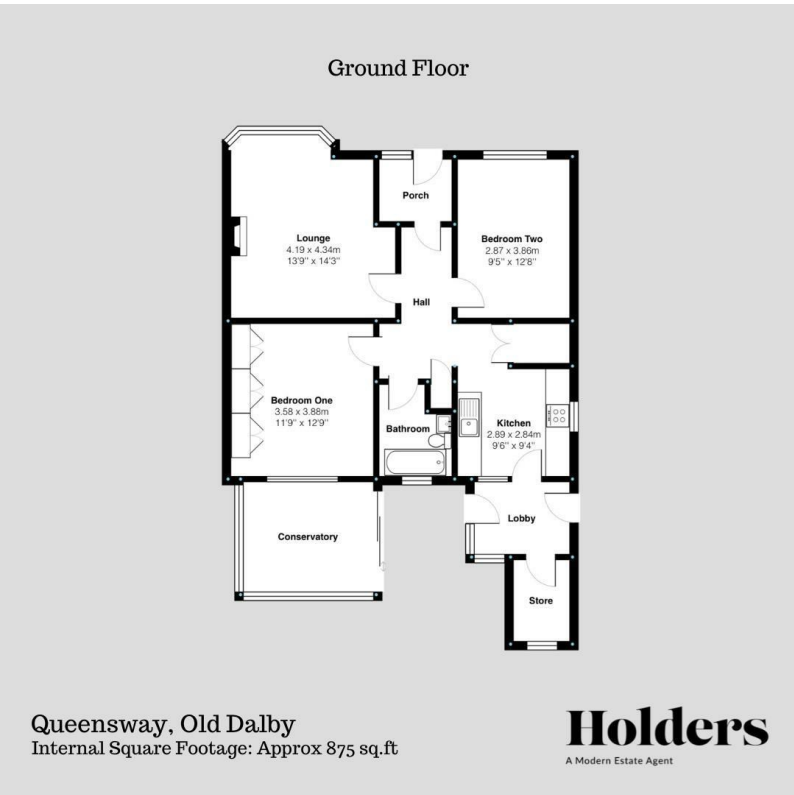
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

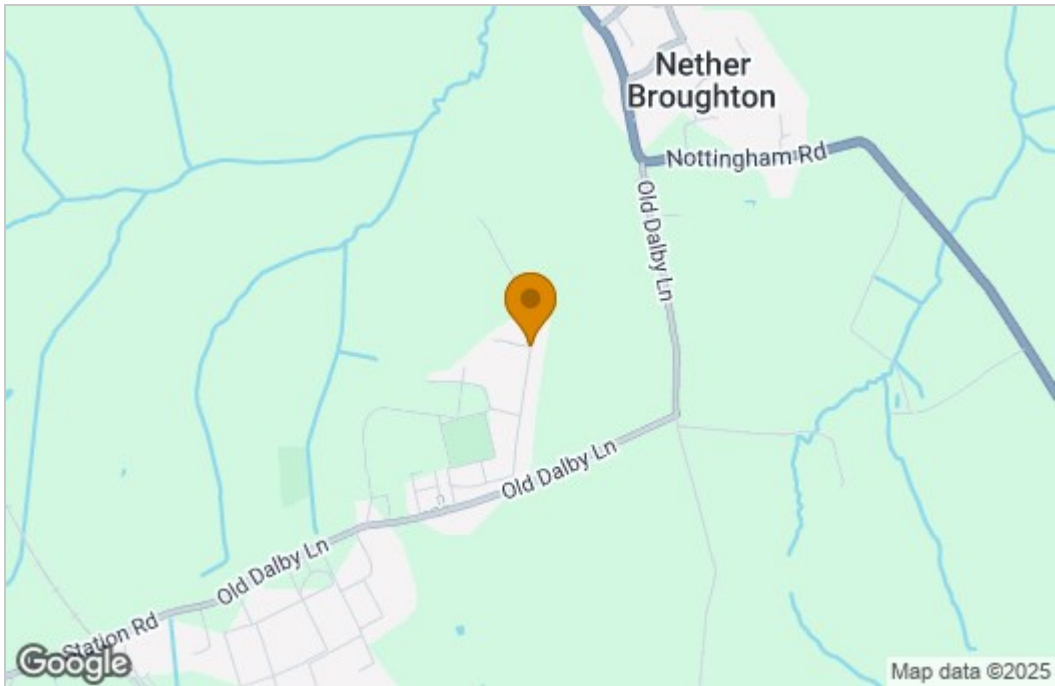
## Extra Information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](https://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](https://check-long-term-flood-risk.service.gov.uk/postcode)

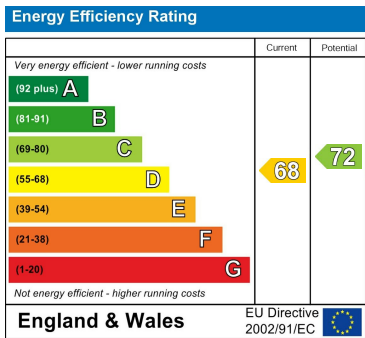
Floor Plan



Area Map



Energy Efficiency Graph



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