Croft Gardens | | Old Dalby | LE14 3LE

Asking price £300,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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Situated in the picturesque and highly sought after village of Old Dalby, this substantial detached bungalow is nestled on its own private drive on a quiet cul-de-sac. Offered with no upward chain and accommodation comprising entrance hall, living/dining room, kitchen, utility, conservatory, three double bedrooms, shower room and w.c. The property also has extensive off-road parking, garage and mature gardens to the front and rear.

Detached Bungalow	Cul-de-Sac Position
Car Port and Garage	Large Living Room
Three Bedrooms	Updated Bathroom
Private Garden	Further Potential
Sought After Location	Electric Room Heaters

Entrance Hall
A spacious hallway giving access to all rooms.

Kitchen
Fitted with an ample range of wall and base mounted units and space to accommodate appliances. There is a window and door to the rear and space for freestanding appliances.

Living Room
A large room, providing a vast amount of space, ample for a dining table and chairs as well as seating furniture.

Conservatory
A light and open space which provides views looking out to the garden.

'Offering Excellent Further Potential'

Utility
A good space for storage and utilities.

W/c
Fitted with a low level flush and wash hand basin.

Bedroom 1
A spacious double bedroom with a window to the side.

Bedroom 2
A spacious room with a window to the front.

Bedroom 3
With a window to the front.

Shower Room
Fitted with a three piece suite comprising low level flush w/c, wash hand basin and walk in shower.

Outside
The property sits in a lovely position towards the head of the cul-de-sac, with a shared access driveway leading to the property, with space for 4 good sized cars. There is a lawn to the front alongside a beautifully presented rear garden.

The Area
Old Dalby is a picturesque rural village in the Melton district of Leicestershire, situated on the edge of the Vale of Belvoir and surrounded by rolling countryside. The village is known for its historic character, including St John the Baptist Church, The Crown which is a 17th-century Inn and Gastro Pub and the local village primary school. Old Dalby combines rich heritage with the peaceful atmosphere of a traditional English village.

Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith,

from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.

• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.

• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.

• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage

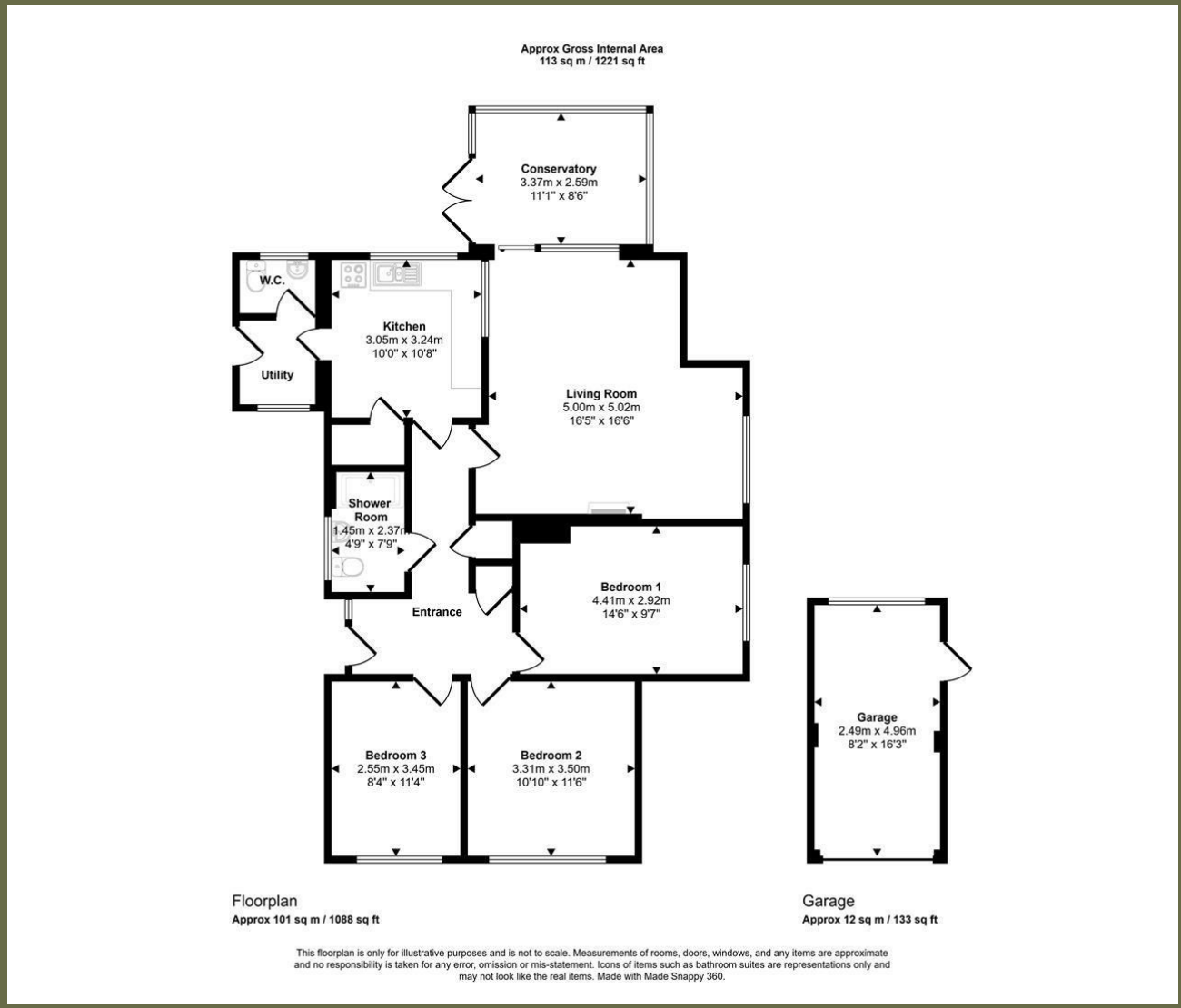
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode

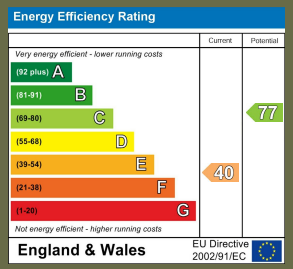
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.

• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.

• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

Set in a Tucked Away Position'





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