

Cedar Birch, Station Road Station Road, Old Dalby, LE14 3ND
Asking price £335,000
Council Tax Band: New Build

H&H
BESPOKE



This is an attractive new-build three-bedroom semi-detached home, thoughtfully designed to offer modern family living with spacious interiors, high-quality specification and excellent energy efficiency.

Step through the welcoming entrance hall into a generous lounge, providing the perfect space to relax and unwind. To the rear of the property, the contemporary kitchen is complemented by a separate utility room and opens into a bright dining area with French doors leading out to the garden, creating an ideal setting for entertaining and everyday family life. A convenient cloakroom/WC and useful storage cupboard complete the ground floor.

Upstairs, the master bedroom benefits from a private en-suite shower room, while two further well-proportioned bedrooms provide flexible accommodation for children, guests or home working. A modern family bathroom and additional storage complete the first floor.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	