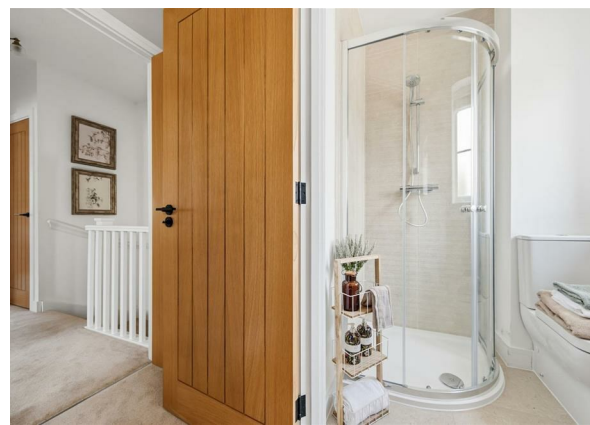


Maple, Station Road, Old Dalby, Melton Mowbray, LE14 3ND
Guide price £360,000
Council Tax Band: New Build

H&H
BESPOKE



This charming semi-detached dormer bungalow welcomes you with a bright entrance hallway that leads to the staircase and the first floor. On the ground level, you'll find a convenient cloakroom and a separate shower room. The first bedroom is also located on this floor, along with a well-equipped kitchen and a spacious open-plan lounge and dining area. Bi-fold doors open out to the rear garden, creating a seamless indoor-outdoor living experience. Upstairs, you'll find two bedrooms and a bathroom. The property also benefits from a private driveway with parking for two cars



13 Sherrard Street, Melton Mowbray, Leicestershire, LE13 1XH
0333 242 3760
Beth@houseandhomebespoke.co.uk

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	