



28 BURDETT'S CLOSE

GREAT DALBY, MELTON MOWBRAY, LE14 2EN



£260,000

ACCOMMODATION

A well-presented three bedroom end-terraced residence occupying a large corner plot in the sought after village of Great Dalby. The accommodation briefly comprises a modern kitchen with integrated appliances, two reception rooms, three bedrooms, bathroom. Outside there is a large lawned garden and a detached double carport with off-road parking. The property also has uPVC double glazing and gas-fired central heating.

ENTRANCE HALL

Entered via a uPVC door to the front, wall mounted gas central heating boiler, radiator and stairs to first floor landing.

LOUNGE

With a box bay window to the front, open fire grate with stone surround and a radiator with opening to :

DINING ROOM

Leading from lounge with double uPVC doors to rear opening to courtyard area, and a radiator.

KITCHEN

A fully fitted kitchen with a range of cream high gloss wall and base units, 1½ stainless steel sink and drainer set into a laminate work surface, electric hob with stainless steel extractor fan over, double electric oven with grill, integrated refrigerator, washing machine and dishwasher, tiled floor and splashbacks, door to lean-to/porch, and a radiator.

STAIRS AND FIRST FLOOR

LANDING

leading to:-

BEDROOM ONE

A double bedroom with an airing cupboard and a radiator.





BEDROOM TWO

A double bedroom with a radiator.

BEDROOM THREE

A single bedroom with a radiator.

BATHROOM

A three piece white suite comprising bath with shower over, wash basin and w.c., tiled splashbacks, and heated towel rail.

OUTSIDE

Outside the property benefits from shared access off Main Street leading to off-road parking via a double car port (19ft 06" wide and 17ft 01" deep). There are lawned gardens surrounding the residence to the front and rear and an enclosed rear courtyard and brick built store.



VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: Freehold, vacant possession upon completion.

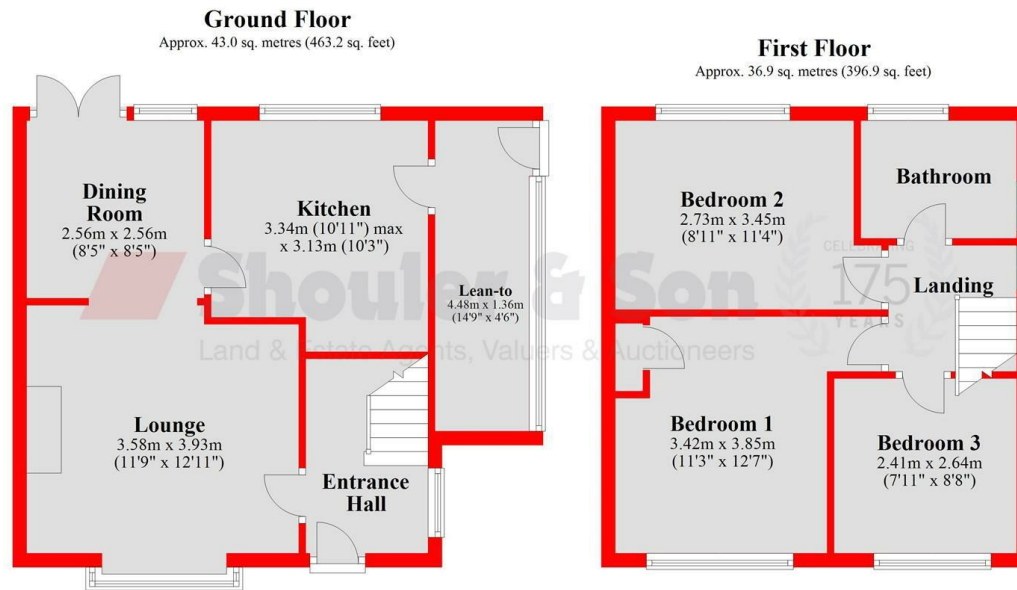
SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: Melton Borough Council.

DIRECTIONS: Leave Melton Mowbray via Dalby Road and upon entering the village of Great Dalby continue straight on passing Burdetts Close on your left hand side. Follow the road round as it bends sharply to the left and the driveway, which is shared with 1a Main Street, can be found on your left hand side.

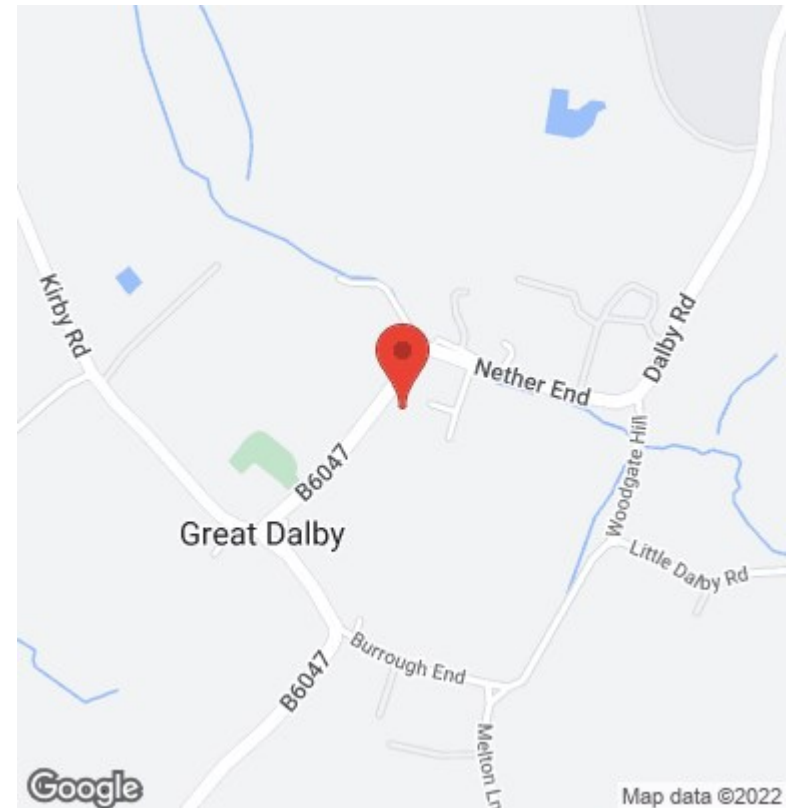


Floor Plan



Total area: approx. 79.9 sq. metres (860.0 sq. feet)

DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.



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EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		
100-92+ (A)	Current	Potential
92-88 (B)		
88-80 (C)		
80-65 (D)		
65-55 (E)		
55-45 (F)		
45-35 (G)		
Below 35 (Not energy efficient - higher rating code)		
England & Wales EU Directive 2002/91/EC		