



Station Lane
Old Dalby
Melton Mowbray
Leicestershire
LE14 3ND

Offers In Excess Of £199,000

bettermove

Station Lane Melton Mowbray

Bettermove are proud to present this 3 bedroom terraced house in Old Dalby available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the drive and garage en bloc. The council tax band is B.

The interior of this beautifully presented property comprises a spacious open plan living dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Old Dalby, the property is close to a range of amenities including restaurants and pubs. Excellent transport connections can be found from the A46, A606 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

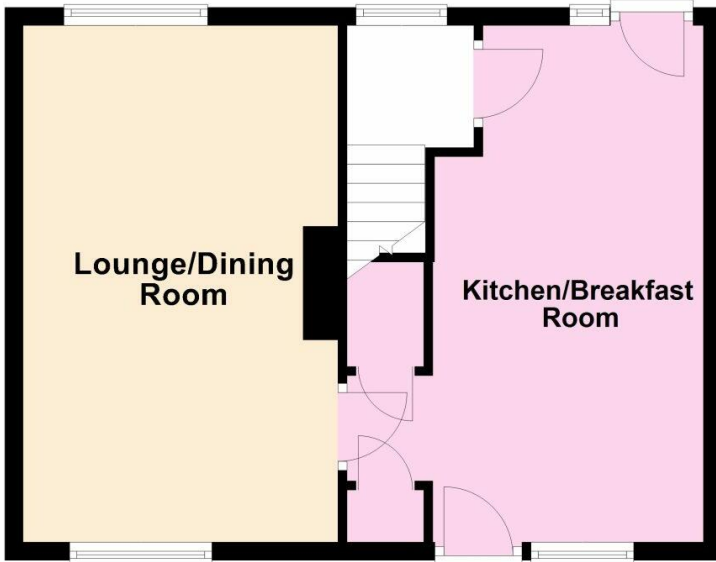
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Ground Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.4 sq. feet)



Total area: approx. 84.7 sq. metres (911.8 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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