



16 Princes Road, Old Dalby, Melton Mowbray, LE14 3LZ

£210,000

 **Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 16 Princes Road Old Dalby Melton Mowbray LE14 3LZ

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An exceptionally well-presented two-bedroom end town house, occupying what is believed to be one of the largest plots on this popular development off Queensway in Old Dalby. The property offers move-in ready accommodation featuring a spacious living room, an impressive kitchen / dining room, two good-sized bedrooms, and a modern bathroom.

Extending outside, the property benefits from expansive, beautifully stocked gardens to the rear, providing fantastic outdoor space along with a substantial timber storage shed. An ideal home for first-time buyers, downsizers, or professionals seeking village living with generous private grounds.



Living Room



Kitchen



Kitchen / Dining Area



Bedroom

### Description

Situated off Queensway in the highly sought-after village of Old Dalby, Princes Road is a superb two-bedroom end town house that has been much improved by the current owners. Presented in ready-to-move-into condition throughout, the property offers a bright and well-proportioned layout designed for comfortable modern living. On the ground floor, a welcoming and spacious living room leads through to a stylish kitchen / dining room, creating a wonderful hub for both everyday life and entertaining.

Upstairs, the home features two well-proportioned bedrooms alongside a modern family bathroom. Occupying what is believed to be one of the largest plots within the immediate development, the exterior is a particular highlight of the property. The gardens are beautifully maintained and well-stocked with established planting, offering an excellent degree of privacy and outdoor space. To the side of the house sits a particularly useful, substantial timber-built shed providing ample extra storage or workshop potential.

Overall, Princes Road represents a fantastic opportunity for first-time buyers, professionals, or those looking to downsize into a thriving village community. With its impressive plot, private outdoor space, and turnkey interior, early viewing is highly recommended to fully appreciate everything this home has to offer.

**Agent's Note:** There is a service charge currently set at £32 per month. This covers the maintenance of roads, pavements, common areas, and street lighting within the development.



Bedroom



Bathroom



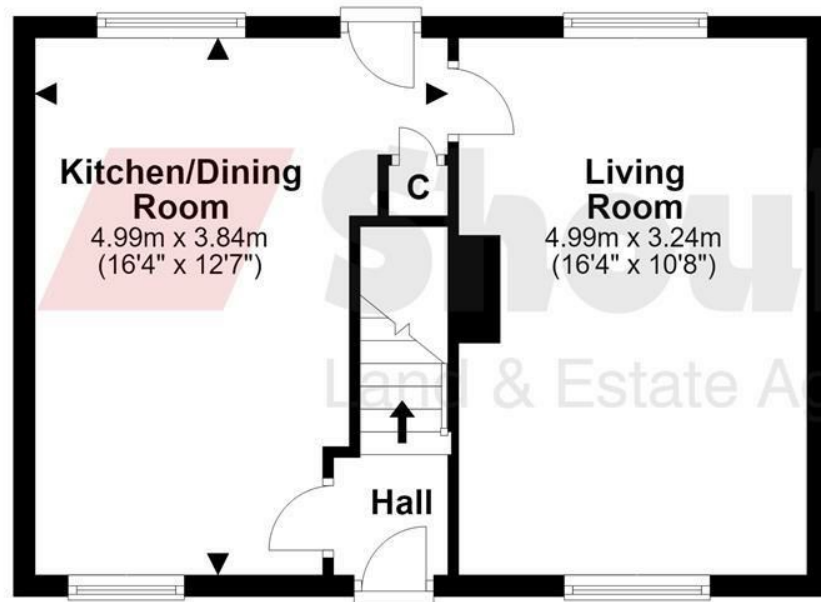
Patio



Garden

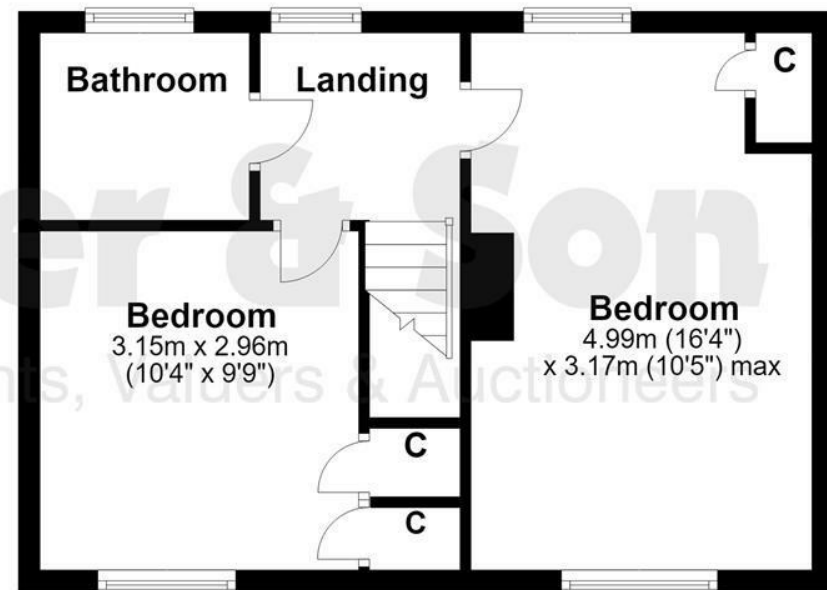
## Ground Floor

Approx. 35.8 sq. metres (385.5 sq. feet)

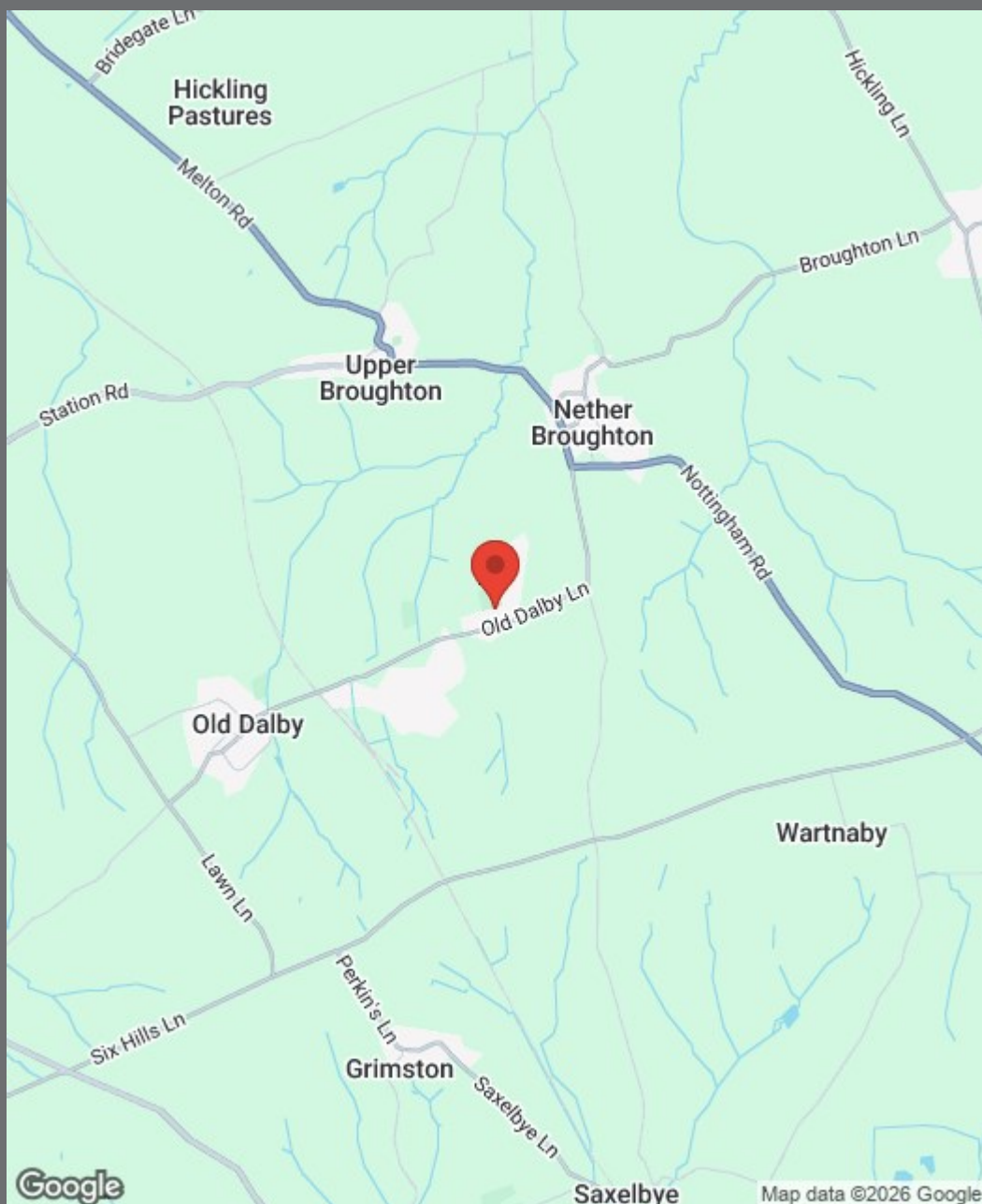


## First Floor

Approx. 35.8 sq. metres (385.5 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.



- **Sought-After Location:** Situated in a desirable setting off Queensway in the popular village of Old Dalby.
- **Turn-Key Condition:** Much improved by the current owners and completely ready to move straight into.
- **Spacious Living Room:** A bright and inviting main reception room perfect for relaxing.
- **Kitchen / Dining Room:** Generous layout providing space for dining table and direct access to the garden.
- **Two Bedrooms:** Well-proportioned bedrooms offering flexible accommodation for professionals, small families, or downsizers.
- **Modern Bathroom:** Well-appointed upstairs bathroom finished to a crisp, attractive standard.
- **Exceptional Plot:** Believed to occupy one of the largest plots in the area with substantial outdoor space.
- **Well-Stocked Gardens:** Beautifully kept garden spaces with mature planting and outdoor seating potential.
- **Timber Outbuilding:** Very useful side timber-built shed ideal for workshop space or storage.
- **Great Commuter Links:** Easy access to Melton Mowbray, Leicester, and Nottingham.



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