



NORTHLODGE ROAD OLD DALBY

SUBSTANTIAL DETACHED FAMILY HOMES - 4/5 BEDROOMS - 3 AVAILABLE PLOTS
SET IN A SMALL PRESTIGE DEVELOPMENT ON THE EDGE OF OLD DALBY LEICESTERSHIRE

£645,000 - £700,000

**HARDWICK
&
TRUMAN**

PROPERTY DEVELOPMENT

THE PROPERTY

This superb family home will be finished to an exceptional standard by well-known local developer Ian Hardwick in association with Truman Contractors. A stunning family home which will offer the very highest quality of specification and finish

Accommodation

Entered under a canopy porch into the reception hall.

Spacious Reception Hall

17' x 15' (5.1m x 4.5m)

Ceramic tiled flooring, stairs to the first-floor landing and understairs storage cupboard with automatic light.

Cloakroom

4' x 3' (1.15m x 0.9m)

Fitted with a two-piece suite by Laufen suite comprising a low-level WC and wash hand basin with cupboard under. Tiled splashbacks, double glazed window and ceramic tiled flooring.

Lounge

16' x 23' (4.95m x 7.1m)

Sealed double glazed deep bay window to the front and two windows to the side, attractive Antico flooring, wood burning stove inset, within a chimneybreast with a stone hearth, TV ariel point, USB charging points and LED spotlighting to the ceiling.

Dining room/ Reception room

9' x 13' (2.88m x 3.9m)

With attractive flooring, LED spotlighting to the ceiling, TV ariel point, USB charging points and uPVC double glazed window to the front.





KITCHEN

Feature Dining Kitchen

19' x 14' (5.8m x 4.27m)

Fitted with a contrasting range of painted wood fronted units comprising base cupboards and drawers and matching larder units with retro chrome fittings. Silestone work surfacing and matching central-island with three lights over and having an inset sink with mixer tap. Top quality appliances to include an American style Fridge Freezer, twin oven, fire ring ceramic hob with extractor hood over in stainless steel and dishwasher. Ceramic tiled flooring, LED spotlighting to ceiling, TV ariel point, USB charging points and a set of five full length bi-folding doors opening onto the rear garden.

Utility room

7' x 7' (2.16m x 2.17m)

Fitted to the same standard with Silestone work surfacing, matching base units, eye level units, three quarter height larder units, Worcester gas fired central heating boiler, stainless steel sink, space and plumbing for washing machine, space for tumble dryer, ceramic tiled flooring, LED spotlighting to ceiling and door to rear garden.



FIRST FLOOR

Landing

17' x 7' (5.2m x 2.05m)

On the first floor approached via a staircase from the reception hall is the first-floor landing being carpeted, access to roof space and airing cupboard housing a pressurised hot water cylinder.

Bedroom One and dressing area

23' x 10.5' (5.95m x 3.2m)

Two double glazed windows overlooking the rear garden and open views beyond, TV ariel point, carpeting to the floor and USB charging points.

En-suite Shower Room

12' x 7' (3.7m x 2.1m)

Fitted with stylish Laufen three-piece suite comprising a large fully tiled shower cubicle, large dual ceramic wash hand basins with drawers under and low-level WC. Ceramic tiled flooring, matching tiling to two walls, shaver point/mirror, chrome towel rail/radiator, extractor fan and two double glazed windows to the rear.

Bedroom Two

12' x 10' (3.77m x 2.9m)

Two double glazed windows to the front and side, TV ariel point, USB charging points and carpeting to the floor. Ceramic tiled flooring, matching tiling to two walls, shaver point/mirror, chrome towel rail/radiator, extractor fan and two double glazed windows to the rear.





Bedroom Three

10' x 15' (2.89m x 4.49m)

Double glazed window to the rear overlooking the rear garden, carpeting to the floor, USB charging points and TV ariel point.

Bedroom Four

10' x 15' (2.99 x 4.49m)

Double glazed window to the front, carpeting to the floor, USB charging points and TV ariel point.

Bedroom Five/ Study

8' x 7' (2.55m x 2.17m)

Double glazed window to the side of the property, carpeting to the floor, USB charging points and TV ariel point.

Family Bathroom

7' x 10' (2.10m x 2.9m)

Fitted with Laufen four-piece suite comprising a large walk-in shower cubicle, wash hand basin with mixer tap set within a vanity unit and drawers under, low level WC and double ended bath. Attractive full height tiling to walls, ceramic tiled flooring, double glazed window to side, LED spotlighting to the ceiling and extractor fan.



OUTSIDE

The property enjoys an attractive landscaped front garden with ornamental pathways and block paved driveway leading in turn to a garage. The rear landscaped garden is completely walled with a lawn area and a full width sun terrace.

Detached Double Garage

22' x 22' (6.63m x 6.63m)

With up and over electric doors, fitted light and over and personal door to side.

PLEASE NOTE PHOTOGRAPHS ARE
EXAMPLE PHOTOGRAPHS OF A SIMILAR
PROPERTY(VIEWING IS HIGHLY
RECOMMENDED)





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NOTE: Hand gate compliant with LCC drawing SDP11, REV. A

NOTE: Hatched path 2m footpath with width of margin to be determined by site conditions

NOTE: Public footpath 2m footpath with width of margin to be determined by site conditions

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18	07/05/03	Plotting to plots 1-8 revised	MS JB
19	05/05/03	Applied road updated	MS JB
20	13/05/03	Plots 24, 25 & 26 updated	MS JB
21	26/07/03	Plot 1 zone not revised	MS JB
22	05/07/03	Footpath notes revised (see Plot 1)	MS JB
23	05/07/03	Footpath notes revised (see Plot 1)	MS JB
24	17/07/03	Plot 1 zone not revised	MS JB
25	05/07/03	Plot 1 zone not revised	MS JB
26	05/07/03	Plot 1 zone not revised	MS JB
27	05/07/03	Plot 1 zone not revised	MS JB
28	05/07/03	Plot 1 zone not revised	MS JB
29	05/07/03	Plot 1 zone not revised	MS JB
30	05/07/03	Plot 1 zone not revised	MS JB
31	05/07/03	Plot 1 zone not revised	MS JB
32	05/07/03	Plot 1 zone not revised	MS JB
33	05/07/03	Plot 1 zone not revised	MS JB
34	05/07/03	Plot 1 zone not revised	MS JB
35	05/07/03	Plot 1 zone not revised	MS JB
36	05/07/03	Plot 1 zone not revised	MS JB

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Residential development on
land off Longcliffe Hill, Old Dalby
Leicestershire

Site Layout	Scale: 1:250	Drawn: [initials]	Checked: [initials]	Date: May '18
7/37-03-01	Drawn by: [initials]	Drawn: [initials]	Drawn: [initials]	Drawn: [initials]

AFFORDABLE HOUSING MIX
5 x 2 BED @ 70m² (850sq ft)
4 x 3 BED @ 103m² (1108sq ft)
• SOCIAL RENTED - PLOTS 1 & 2
• DISCOUNTED MARKET HOUSES - PLOTS 3, 4 & 9
• STARTER HOMES - PLOTS 5 - 8



PROPERTIES AT A GLANCE

- Brand New Four/Five Bedroom Detached
- Family Home
- Energy Rating Pending
- High Specification Throughout including USB Charging Points ETC.
- Luxury Dining Kitchen with Smeg Appliances
- Tiling to the Ground Floor and Carpeting to the First Floor
- Landscaped Gardens to Front & Rear
- Detached Double Garage & Driveway
- Quality Double Glazing
- Gas Central Heating & Security Alarm System
- 10 Year LABC Guarantee
- Viewing Highly Recommended

LONGCLIFF HILL

On the edge of Old Dalby, a brand new five-bedroom detached family home which will be finished to the highest quality and specification including a superb dining kitchen with Silestone work surfacing, luxury Smeg appliances, a luxury four-piece family bathroom, 2 bedrooms with en-suite shower and cloakroom. There will be ceramic tiled flooring on the ground floor, antico in the lounge and fully carpeted to the first floor. The property will also offer a block paved driveway, detached double garage and features two further reception rooms including a large lounge with a bay window and wood burning stove. The high specification will also include USB charging points in most rooms and bushed stainless steel sockets etc. throughout, high quality tiling, security alarm system and landscaped gardens to the front and rear and a double detached garage. Viewing is highly recommended to appreciate.

This superb family home will be finished to an exceptional standard by well-known local developer Ian Hardwick in association with Truman Contractors. A stunning family home which will offer the very highest quality of specification and finish. The exceptional specification includes a security alarm system, LED lighting throughout, top quality sliding sash casement double glazed UPVC and bi-folding doors.

The ground floor will be completely tiled with stylish ceramic tiled flooring and the first floor will be fully carpeted. There will be a stunning kitchen with Silestone work surfacing and extensive top-quality appliances and bathrooms fitted with Laufen fittings and the master bedroom has an en-suite shower room and dressing room. All internal doors will be solid oak, all radiators will be double and the bedroom supplied with provision for wall mounted TV's. The lounge will have a quality wood burning stove set within a feature fireplace.

LOCATION

Old Dalby is ideally situated for fast access to the surrounding centres of Nottingham, Melton Mowbray, Loughborough and Leicester. The new North-West by-pass at Leicester provides direct access to the M1. The village is particularly unspoilt and is situated around a traditional village green setting and offers thriving village community revolving around the local village school, popular pub and church. The village is well known for its wealth and attractive cottage and substantial properties, as well as its dog friendly gastro pub, The Crown, which is a 17th-century Inn, sells real ales and seasonal fare and has open-fires and a landscaped garden.

TO ARRANGE VIEWINGS OR FOR FURTHER DETAILS PLEASE CONTACT:

TRUMANS CONTRACTORS

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