

# CHESTNUT

THREE-BEDROOM DETACHED HOUSE

DALBY  
GATE

LE14



This spacious three-bedroom detached home includes a single garage and offers well-designed living throughout.

Step into the welcoming entrance lobby, which leads to a comfortable lounge and a generous open-plan kitchen/dining area. French doors open onto an enclosed rear garden, perfect for entertaining or relaxing outdoors. A convenient downstairs cloakroom and a separate utility room add practicality and extra space.

Upstairs, you'll find two double bedrooms and one single bedroom. The main bedroom benefits from its own ensuite, while a stylish family bathroom serves the remaining rooms.

### Gross internal floor area 94m<sup>2</sup>

Any measurements quoted are approximate and must be checked on site and against the layout which may vary due to unforeseen circumstances. Floor plans may be mirror handed. These details have been produced for illustrative purposes only and does not form any part of a contract or constitute an offer. Actual specification may vary from that shown in floor plan.

For more information and all enquiries contact:

**Pelham** Homes

Clifton Place, 9 Fairham Brook Drive  
Clifton, Nottingham, NG11 8PY

sales@pelham-homes.co.uk  
www.pelham-homes.co.uk

### Find us

Station Road, Old Dalby, Leicestershire, LE14 3ND  
What3words ///filer.umbrellas.napkins



Call

0345 196 0065



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## Floor plans



Ground floor plan

Not to scale



First floor plan

## Key dimensions

Room	Dimensions
Kitchen diner	5537mm x 3430mm 18ft 2in x 11ft 3in
Lounge	3424mm x 4023mm 11ft 3in x 13ft 2.5in
Bedroom 1	3430mm x 3120mm 11ft 3in x 10ft 3in
Bedroom 2	3101mm x 3875mm 10ft 2in x 12ft 8.5in
Bedroom 3	2350mm x 2625mm 7ft 8.5in x 8ft 7.5in

## Specifications

### Kitchen and utility

- Fully fitted Wren kitchen
- Quartz worktop
- Integrated white goods
- Cooker hood.

### Bathroom, ensuite and cloakroom

- Porcelanosa white bathroom suites
- Porcelanosa wall tiles around baths and showers
- Ladder style radiators
- Lighted mirror in bathroom and ensuite.

### Windows, doors and walls

- UPVC windows and doors
- Oak internal doors with black ironmongery
- French doors
- White emulsion walls and white gloss woodwork.

### Lighting, heating and electrical

- Gas fired combi boiler with smart heating controls
- Recessed spot lights in selected rooms
- EV charging point
- Intruder alarm
- Light and power to garage
- External light with motion detector
- Smoke and CO2 alarms.

### Flooring

- Luxury vinyl tile flooring in kitchen, bathroom, WC and en-suite
- Carpet to remaining areas.

### External

- Turf to rear and front gardens
- Slabbed patio
- Outdoor tap
- Timber fencing.

