

# OAKWOOD

TWO-BEDROOM SEMI-DETACHED HOUSE

DALBY  
GATE  
LE14



This beautifully presented semi-detached two-bedroom home offers spacious and versatile living, complete with parking for two cars.

As you enter the entrance hall to this two-bedroom home, you are greeted by a staircase leading to the first floor. The fully equipped kitchen is situated at the front of the property, offering an open-plan layout that seamlessly connects to the dining area and lounge.

On the first floor, you will find two double bedrooms and a modern family bathroom.

### Gross internal floor area 68m<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  
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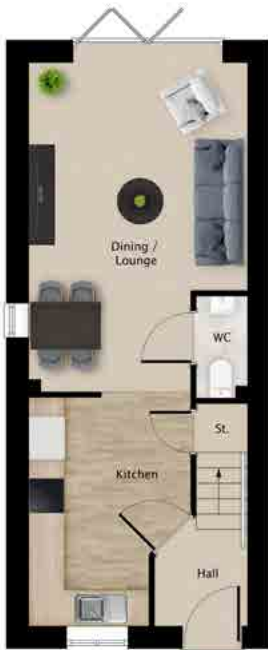
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## Floor plans



Ground floor plan

Not to scale



First floor plan

## Key dimensions

Room	Dimensions
Kitchen diner	2688mm x 3802mm 8ft 10in x 12ft 5.5in
Lounge	3636mm x 5470mm 11ft 11in x 17ft 11.5in
Bedroom 1	3636mm x 3213mm 11ft 11in x 10ft 6.5in
Bedroom 2	3636mm x 3801mm 11ft 11in x 12ft 5.5in

## Specifications

### Kitchen

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

### Bathroom and cloakroom

- Porcelanosa white bathroom suite
- Porcelanosa wall tiles around the bath
- Ladder style radiator
- Lighted mirror in bathroom.

### Windows, doors and walls

- UPVC windows and doors
- Oak internal doors with black ironmongery
- Bi-fold patio 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
- External light with motion detector
- Smoke and CO2 alarms.

### Flooring

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

### External

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

