

ORCHARD

FOUR-BEDROOM DETACHED HOUSE WITH GARAGE (PLOTS 19 & 23)

DALBY
GATE
LE12



This beautifully presented detached four-bedroom home offers spacious and versatile living, complete with a single garage.

Upon entering, you're welcomed by a bright entrance lobby with access to the staircase leading to the first floor. The ground floor features a dedicated study, a comfortable lounge, and an expansive open-plan kitchen and dining area. Bi-fold doors open onto a fully enclosed rear garden, creating a seamless indoor-outdoor living experience.

On the first floor, you will find three double bedrooms, along with a single bedroom. The master bedroom includes an ensuite shower room, and there is also a family bathroom.

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

Gross internal floor area 118m²

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.

Find us

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



Call
0345 196 0065



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Floor plan



Ground floor plan

Not to scale



First floor plan

Key dimensions

| Room | Dimensions |
|---------------|-------------------------------------|
| Kitchen diner | 4572mm x 6885mm 15ft 0in x 22ft 7in |
| Lounge | 4300mm x 3492mm 14ft 1in x 11ft 5in |
| Bedroom 1 | 3005mm x 3986mm 9ft 10in x 13ft 1in |
| Bedroom 2 | 3502mm x 3210mm 11ft 6in x 10ft 6in |
| Bedroom 3 | 2793mm x 3586mm 9ft 2in x 11ft 9in |
| Bedroom 4 | 2444mm x 2810mm 8ft 0in x 9ft 2in |

Specifications

Kitchen

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

Bathroom, ensuite and cloakroom

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

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
- 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.

