

New Dorian Lodge, 58B Dalby Road, Melton Mowbray, LE13 0BH

£156,000

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

New Dorian Lodge
58B Dalby Road
Melton Mowbray
LE13 0BH

A fantastic opportunity to acquire this spacious and well presented two bedroom ground floor apartment forming part of this superb development in a highly sought after area of Melton Mowbray.

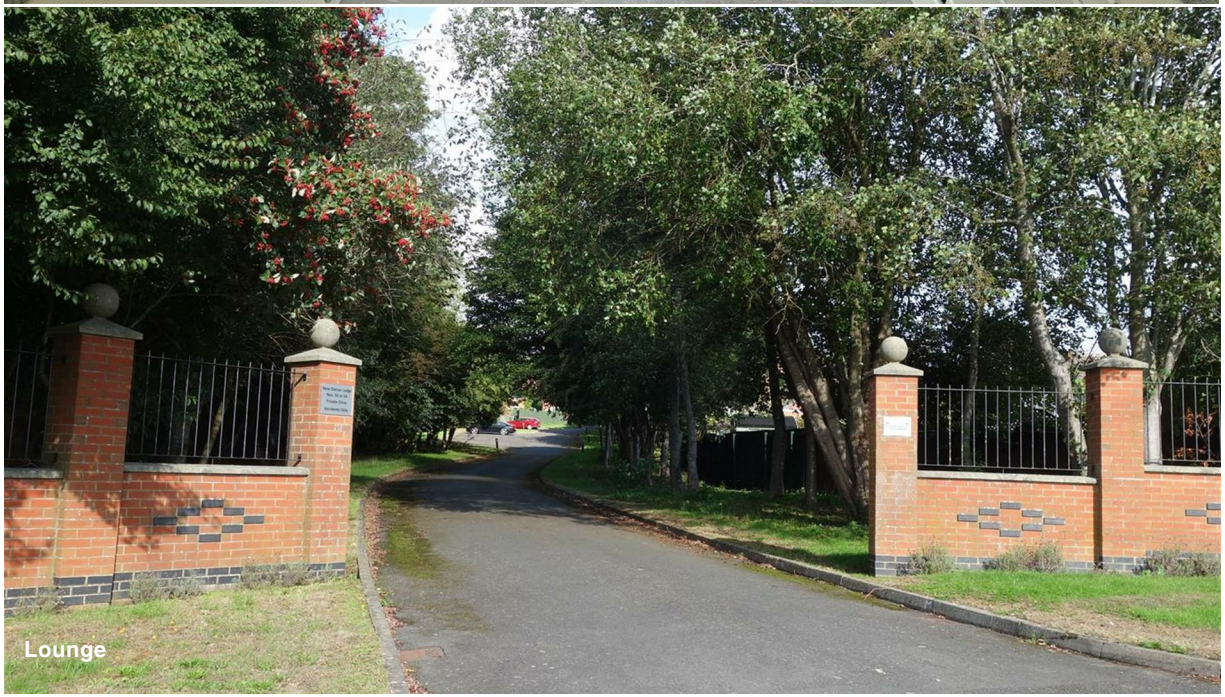
The property benefits from modern electric heating and uPVC double glazing throughout and an ensuite.

The accommodation briefly comprises an entrance hall, lounge, breakfast kitchen, double bedroom with en-suite shower room, single bedroom and a family bathroom. Outside, there are two parking spaces (one to front and also one to rear accessed from Blythe Avenue) and use of the communal gardens.

New Dorian Lodge is situated within easy reach of Melton town centre and the railway station.

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers


Kitchen


Lounge


Bedroom 2


Bathroom

Description
An exceptional and well-proportioned ground floor flat, featuring direct garden access, allocated parking, and a master en-suite, ideally positioned close to local amenities.

The entrance hall provides a welcoming first impression, complete with a practical storage cupboard, an electric radiator, and a dedicated airing cupboard housing the immersion heater. The heart of the home is the bright and airy lounge, where double patio doors seamlessly connect the indoor living space to the garden—perfect for entertaining or relaxing on summer evenings. The lounge is also fitted with an electric radiator.

Adjacent is the thoughtfully designed breakfast kitchen, comprehensively equipped with an excellent range of wall and base units. The generous laminate work surfaces house a practical sink unit, an electric hob with a matching oven and cooker hood, and an integrated refrigerator with a deep-freeze compartment. There is also plumbing ready for a washing machine, alongside an electric radiator.

The principal double bedroom, offering a comfortable layout with an electric radiator and the added luxury of its own private en-suite shower room. This beautifully finished space features a Mira power shower within a corner cubicle, a wash basin, WC, and a heated towel rail. A second well-proportioned single bedroom includes an electric radiator, making it an ideal guest room or home office. Serving the home is a modern family bathroom, complete with a panelled bath, pedestal wash basin, WC, and a heated towel rail.

The exterior space is exceptionally practical, offering two dedicated parking spaces—one conveniently located at the front and a second to the rear. Residents also enjoy full access to well-maintained communal gardens, providing excellent outdoor space without the maintenance hassle.

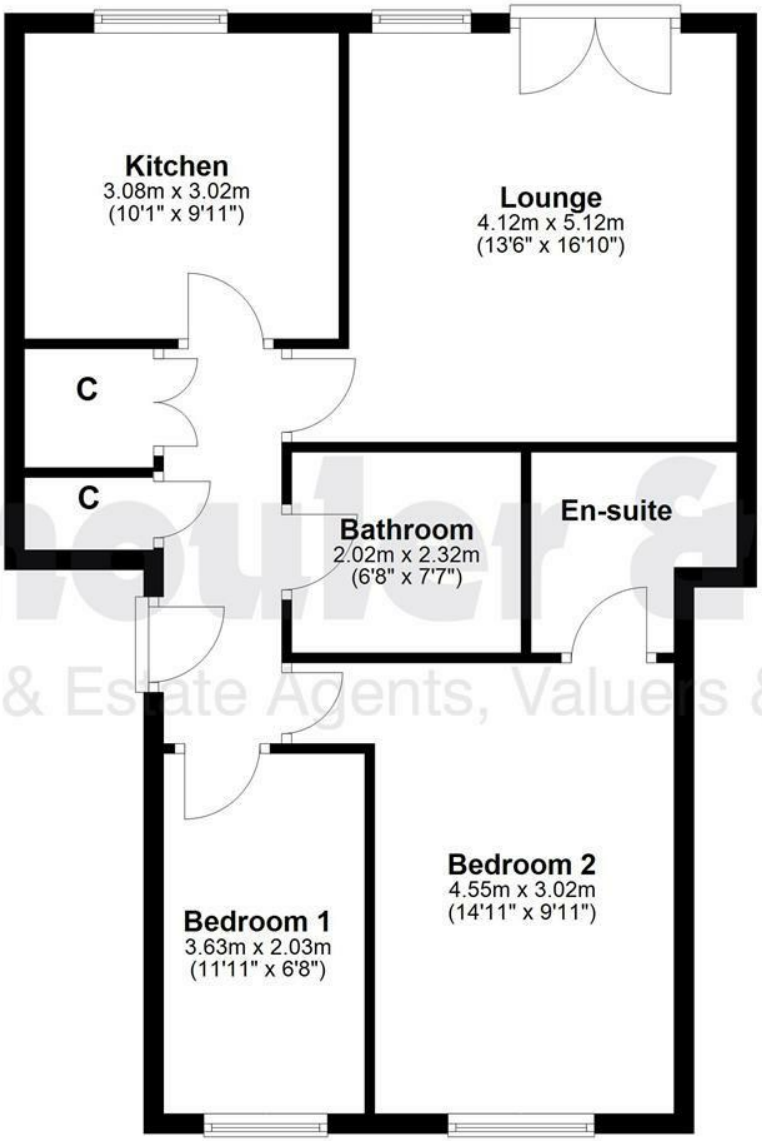
Agents Note - Important Information
Leasehold : 125 year lease from the 1st July 1996 with 104 years remaining.

Ground Rent : £50 per annum.

Service Charge : £151.98 per month.

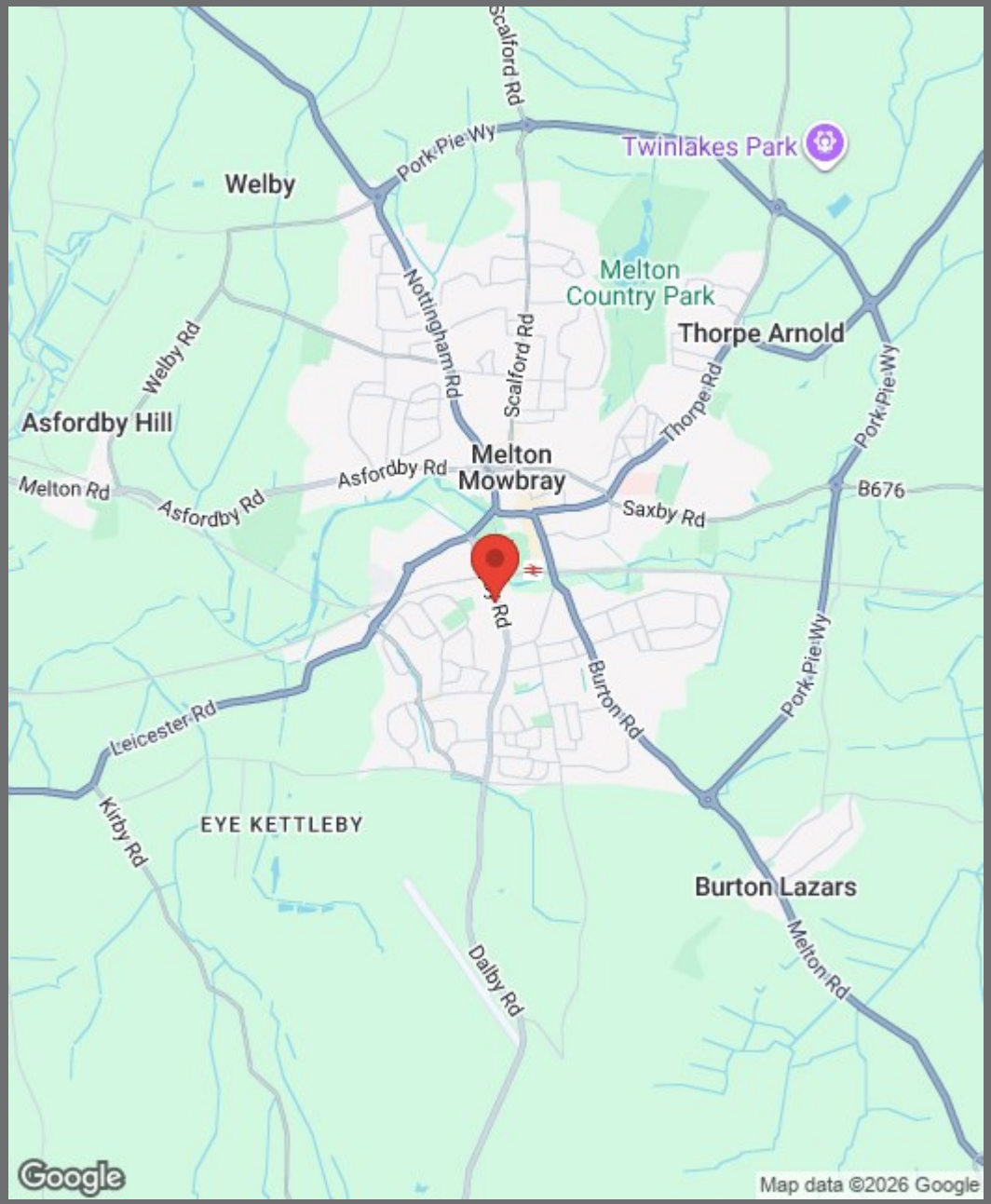
Ground Floor

Approx. 69.8 sq. metres (750.9 sq. feet)



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.




Communal Gardens

- Bright lounge with double patio doors opening directly to the garden
- Well-equipped breakfast kitchen with integrated appliances
- Principal double bedroom with private en-suite shower room
- High-quality Mira power shower setup
- Versatile second single bedroom or home office space
- Modern family bathroom with heated towel rail
- Two allocated parking spaces (one front, one rear)
- Access to beautifully maintained communal gardens
- Excellent built-in hallway storage and airing cupboard
- Efficient electric heating throughout

///

mass.jump.snows



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
salesenquiries@shoulers.co.uk

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.