



Alexanders
MarketMakers.

Top End

Great Dalby

- Extended character family home
- Stunning triple aspect living room
- Farmhouse style kitchen/dining room
- Four spacious double bedrooms
- Principle bedroom has en suite and a dressing room
- Private landscaped gardens
- Ample parking, single garage
- Well serviced, highly regarded village
- EPC Rating D / Council Tax Band E / Freehold

General Description

An attractive, sympathetically extended detached family home with four spacious double bedrooms and retaining many original character features throughout. Located in the highly sought after, well serviced rural village of Great Dalby.

Accommodation

You are welcomed into the property via a stunning bright enclosed porch, beyond this to comprise; entrance hall, spacious kitchen/dining room with pantry, light filled triple-aspect living room, a separate cosy sitting room and a cloakroom.

Upstairs you will find four double bedrooms and a family bathroom. The principle bedroom boasts its own en suite and a dressing room.

External

Privet hedgerow, driveway with ample parking, wrought iron railing, gated access to the front and gated access to the rear. The gardens wrap around with lawns to front, side and rear. The private enclosed rear gardens have a flagstone patio area, raised planters and security lighting and are completely walled. There is CCTV and a separate garage accessed over the garden from the main driveway.



Location

Great Dalby has a highly regarded primary school, popular pub, park, church, and Village Hall. The Market Town of Melton Mowbray is a stone's throw away and the village is particularly well situated for access to Leicester. The village is also well positioned for commuting to London, situated on the road from Melton Mowbray to Market Harborough where the intercity station affords direct and fast access to London St Pancras.

Agents Note

Stunning family home, ideal for a growing family with good sized bedrooms and ample living space.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure

Freehold.

Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band E.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note

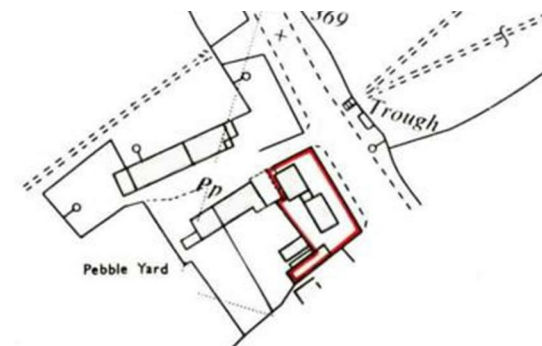
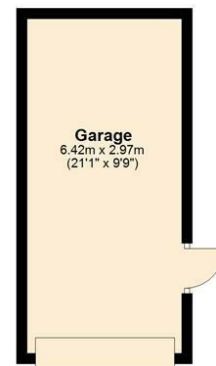
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





Total area: approx. 172.8 sq. metres (1860.0 sq. feet)

Outbuilding
Approx. 19.1 sq. metres (205.2 sq. feet)



The market is moving.

So can you.

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