



Offers In The Region Of £850,000 | Freehold
Nether End, Great Dalby, LE14 2EY





Nether End, Great Dalby, LE14 2EY

- Substantial detached Victorian farmhouse, renovated extensively to a high standard throughout
- Five bedrooomed family residence with extensive floorplan covering over 3,000 square feet
- Detached three box stable with power and lighting
- Driveway parking, front and low maintenance southerly facing rear gardens



Renovated to a high standard this detached five bedrooomed farmhouse dates back in parts to the 19th century and boasts an extensive floorplan covering in excess of 3,000 square feet of flexible accommodation.

To the ground floor there are numerous reception rooms, the living room and sitting room both have the benefit of log burning stoves, original exposed beams and exposed brick fireplaces, which enhance the character and charm of the property. There is a substantial kitchen/dining room which is modern and offers an island centrepiece - a fantastic unit offering built in storage, two integrated wine chillers and a breakfast bar. There is also an oil fired aga.

There are doors leading from the kitchen/dining room leading to the well-proportioned and low maintenance rear garden.

Further to the ground floor there is another reception room located off of the living room configured currently as a gymnasium, a handy utility/store room and also a downstairs WC.







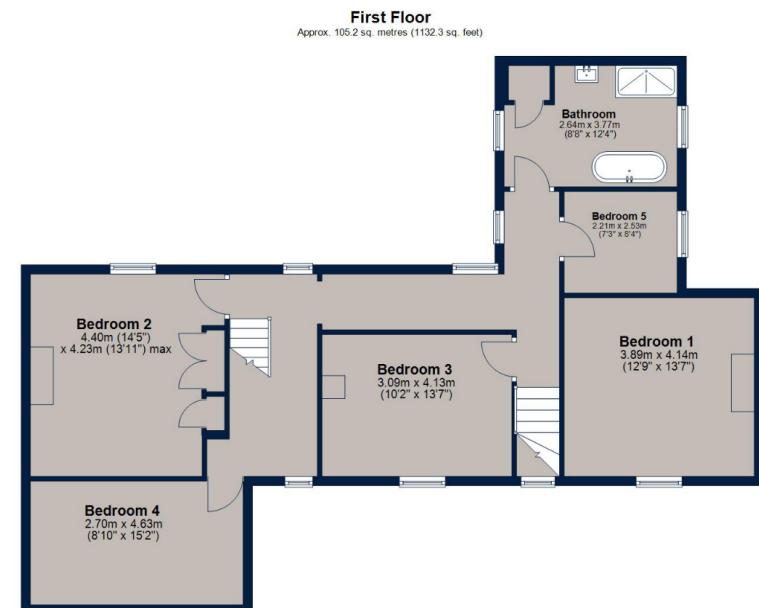
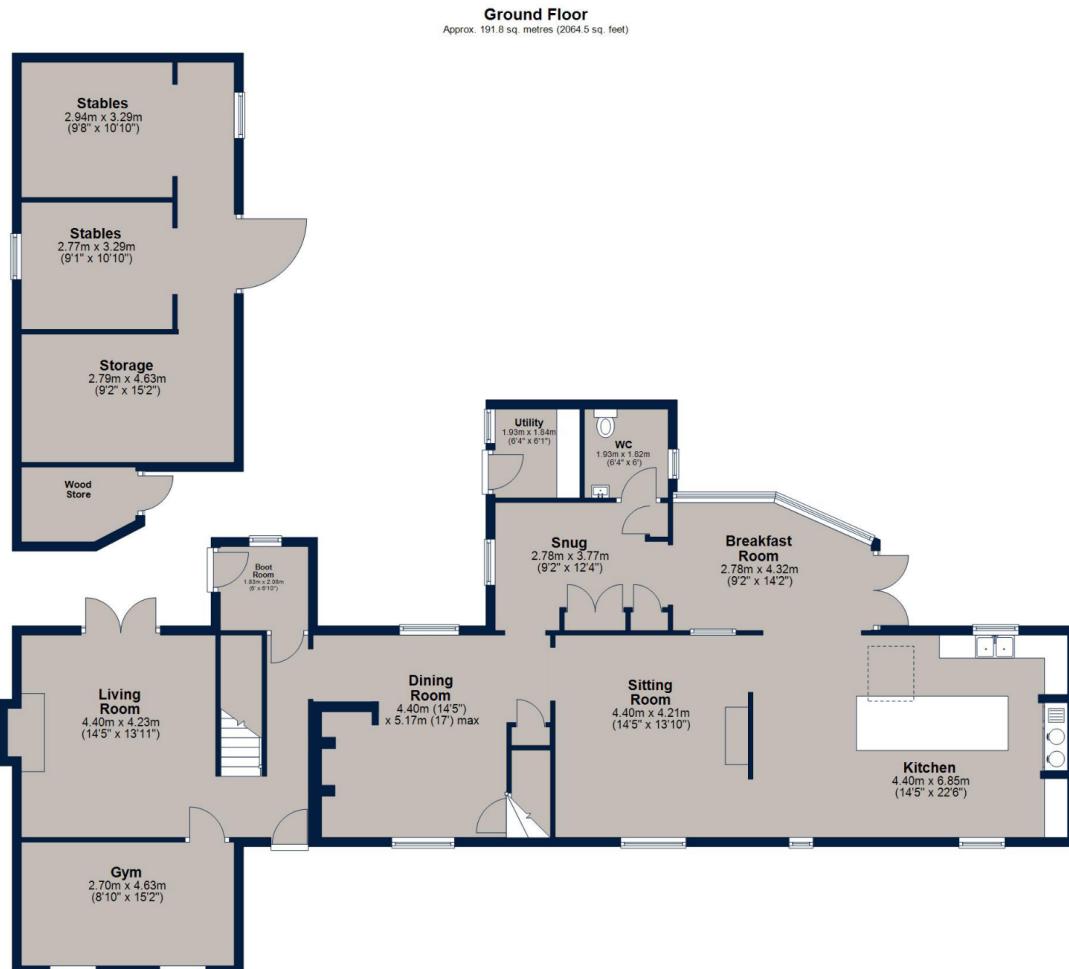
Two separate staircases from the living room and dining room lead to the first floor landing. There are five well-proportioned bedrooms each with their own individual character and a modern, high specification family bathroom with vaulted ceiling and atmospheric strip lighting.

Externally there is a low maintenance rear garden almost entirely laid to gravel with several raised border beds built with railway sleepers and an undercover pergola area. There is also a detached three box stable with power and lighting.

Chestnut Tree Farm is a fantastic family home offering flexible accommodation located within the desirable and quiet Great Dalby within easy driving distance of Melton Mowbray's town amenities.

Must be viewed to be truly appreciated.





Total area: approx. 297.0 sq. metres (3196.7 sq. feet)

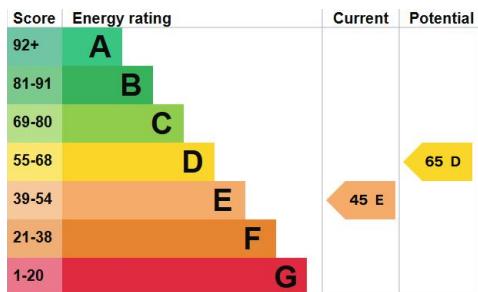
Key Information

Local Authority

Council Tax
Band = F

Tenure
Freehold

EPC
Rating = E



Osprey Melton Mowbray Sales

8A Burton Street, Melton Mowbray
Leicestershire
LE13 1AE

T: 01664 778170

osprey-property.co.uk



Mortgage Scout* are experts at seeking out the best way to buy the home of your dreams. They've been matching buyers with money saving mortgages since 2003. Combining attention to detail with industry knowledge, they'll track down the mortgage deal that works for you.

*Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed.

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.