



Offers In Excess Of £480,000 | Freehold
Main Street, Great Dalby LE14 2ET





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- No Chain
 - Stunning Period Property
 - Four Reception Rooms
 - Stunning Presentation
-

Period property purchasers arise; encapsulating everything period living offers, from extensive proportions, to high ceilings, original fireplaces with exposed slate hearths and deep skirting boards, all combined with a modern, high end finish - this charming home is sure to impress.

'Rose Cottage', as named in the original conservation order of Great Dalby, was built in 1887 and offers c. 2,000 square feet of living accommodation. The accommodation is naturally light with neutral decoration throughout, and split over three floors with an additional floor encompassing a basement of approximately 140 square feet.

The entrance is welcoming and offers an eloquent ode to the era of the property, noting the original stained glass window. Enjoying the front aspect, the sitting room features a bay window of the original sash configuration. There is also a working fireplace, plus storage and shelving within the recesses.

There is an additional living room enjoying the front aspect with high ceilings, period feature fireplace with exposed slate mantle and hearth, original cornice and neutral decoration. This cosy feeling room is currently used as a living room/snug.









Formerly the original kitchen to the property, the dining room is of generous proportions and has been recently redecorated with a new paint.

The traditional kitchen has been fully modernised with a new fitted kitchen, including a new oven, hob, sink, and refrigerator.

A central hall provides access to the front door, a bathroom, and a utility room.

The office is a bright and airy room, perfect for home working.

The main living room is a large and bright space, featuring a large bay window and a fireplace.

The living room is a bright and airy space, featuring a large bay window and a fireplace. The room is decorated with yellow walls and a large mirror.

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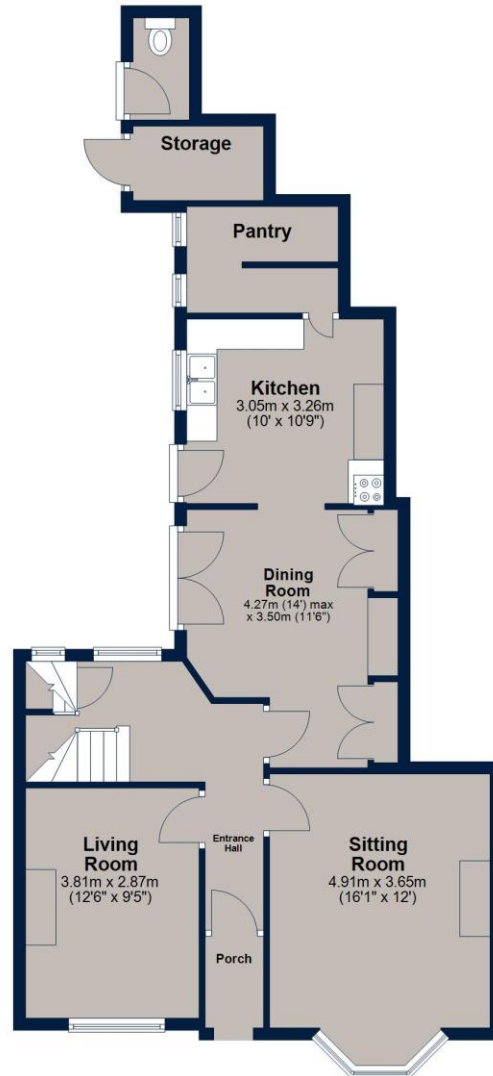
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Ground Floor

Approx. 71.7 sq. metres (772.3 sq. feet)



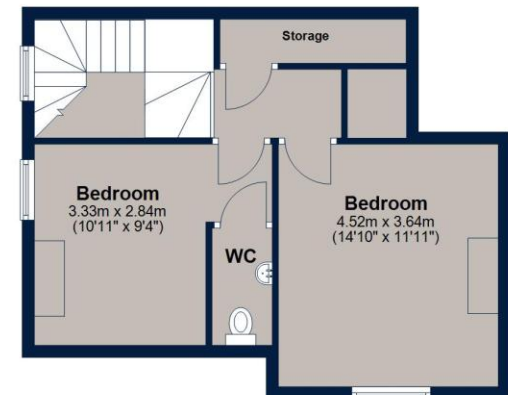
First Floor

Approx. 68.8 sq. metres (740.0 sq. feet)



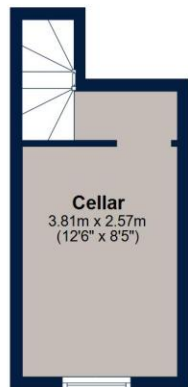
Second Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



Basement

Approx. 13.1 sq. metres (141.2 sq. feet)



Total area: approx. 194.4 sq. metres (2092.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

Key Information

Local Authority

Council Tax
Band = D

Tenure
Freehold

EPC
Rating = E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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