



Offers In Excess Of £495,000 | Freehold
Nether End, Great Dalby, LE14 2EY





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- Converted stable block c. 20 years ago
 - Sympathetic combination of originality and contemporary features
 - Three reception rooms
 - Private front and rear gardens
 - Study/fourth bedroom potential
 - Rural walks in close proximity
 - Highly desired village location
 - Close proximity to Melton Mowbray and Oakham
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Dating back to the 1800s and sympathetically converted just 20 years ago, this characterful former stable block offers a rare opportunity to own a home that beautifully blends heritage with modern living.

Quirky in design, full of warmth, and finished to an exceptional standard, it provides a unique lifestyle in a setting that is both practical and inviting.

Step inside and you'll discover three versatile reception rooms, each full of character and charm. The recently redecorated living room is a true highlight, featuring stripped and varnished beams, a striking exposed brick fireplace, and a cosy coal-effect gas fire – the perfect spot for family gatherings or quiet evenings in.

The heart of the home lies in the high-spec kitchen, fully fitted with everything you need: a gas Rangemaster with two ovens and grill, fridge freezer, dishwasher, washing machine, tumble dryer, and a central island unit offering extra storage and a sociable hub for everyday life.

Downstairs also benefits from a stylishly re-fitted shower room and WC, completed within the last 4–5 years, as well as a dedicated office space. Flexible in its use, this room could easily serve as a fourth bedroom, snug, or playroom, depending on your needs.







Upstairs, three comfortable bedrooms provide ample space for family or guests, continuing the theme of character combined with contemporary comfort.

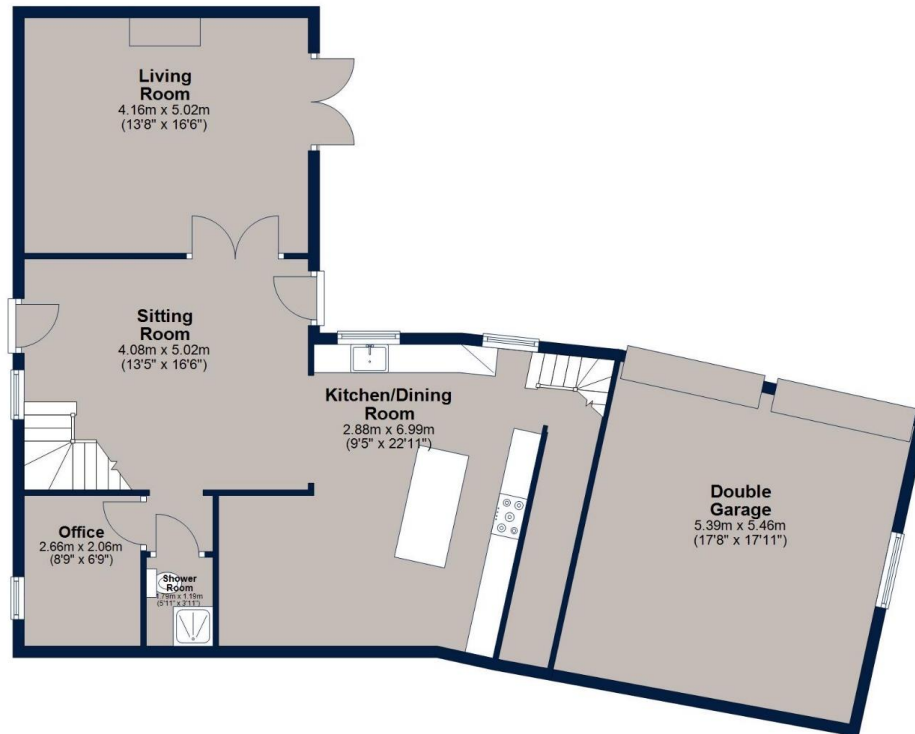
Outside, the home's quirky charm continues. The landscaped garden features private seating areas and even a picturesque bridge, making it an ideal space for entertaining, relaxing, or simply enjoying the peaceful surroundings.

This is a home with soul – steeped in history, thoughtfully designed, and ready to welcome its next chapter.



Ground Floor

Approx. 111.8 sq. metres (1203.9 sq. feet)



First Floor

Approx. 84.1 sq. metres (904.9 sq. feet)



Total area: approx. 195.9 sq. metres (2108.8 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: Melton Borough Council

Council Tax Band: E

Tenure: Freehold

EPC Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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