



Asking Price £625,000 | Freehold
North Lodge Road, Old Dalby, LE14 3JT





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- Impressive 5-bedroom family home
 - Sought-after village location in Old Dalby
 - Master bedroom with walk-in wardrobe and en-suite
 - Bedroom two with en-suite shower room
 - Spacious kitchen diner
 - Separate living room
 - Study/Home office
 - Utility room
 - Downstairs WC
 - Family bathroom
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Situated in the sought-after village of Old Dalby, this detached family home offers spacious and versatile accommodation throughout, complemented by a private rear garden with views across open countryside.

The ground floor comprises a welcoming entrance hall, study, downstairs WC, spacious living room, and a generous kitchen diner with adjoining utility room.

Upstairs, the landing leads to five bedrooms and the family bathroom.

The principal bedroom benefits from a walk-in wardrobe and en-suite, while bedroom two also enjoys its own en-suite shower









room. The fifth bedroom offers flexibility as a nursery, dressing room, or home office.

Externally, the property features a beautifully maintained rear garden backing onto open fields, along with a single garage and allocated parking.

Old Dalby is a popular village offering a peaceful rural setting whilst remaining conveniently located for easy access to both Melton Mowbray and Nottingham.

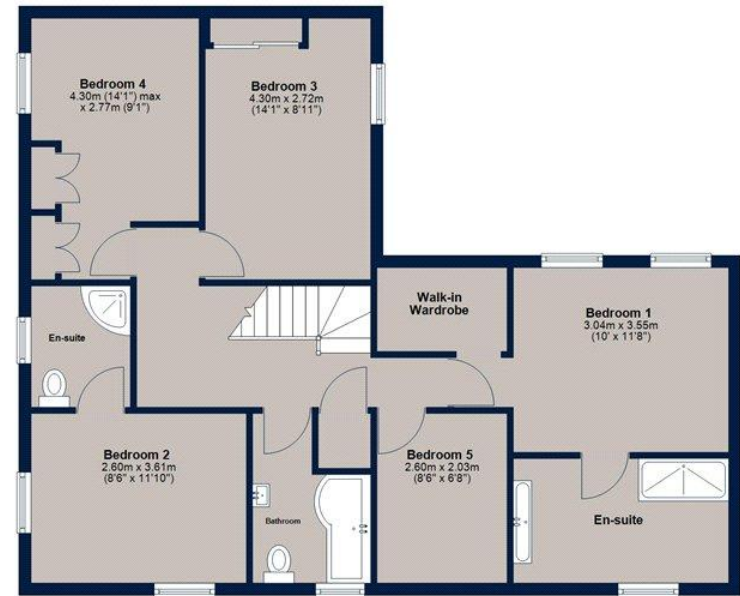
The village also benefits from a well-regarded pub and local amenities, making it an excellent location for family living.



Ground Floor
 Main area: approx. 84.4 sq. metres (909.6 sq. feet)
 Plus garage: approx. 19.3 sq. metres (208.4 sq. feet)



First Floor
 Approx. 80.3 sq. metres (864.5 sq. feet)



Main area: Approx. 164.7 sq. metres (1773.1 sq. feet)
 Plus garage: approx. 19.3 sq. metres (208.4 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by MPhoto. www.m-photo.pro
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Key Information

Local Authority - Melton Borough Council

Council Tax Band - E

Tenure - Freehold

EPC Rating - B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	92 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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