



Offers in excess of £525,000 | Freehold
Glebe Court, Great Dalby, LE14 2FA





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- Beautifully presented three-bedroom barn conversion
 - Unique split-level accommodation over two floors
 - Private gated entrance
 - Spacious living room overlooking the rear garden
 - Modern kitchen/dining room with French doors to the garden
 - Principal bedroom with adjacent ground floor shower room
 - Two further first-floor bedrooms
 - Family bathroom with separate bath and shower
 - Ground floor cloakroom/WC
 - Enclosed, private rear garden with a sunny aspect
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This beautifully presented barn conversion offers a rare opportunity to acquire a distinctive home that perfectly combines contemporary living with character, set within the highly sought-after village of Great Dalby.

The well-planned accommodation comprises a light-filled entrance hall with a cloakroom/WC, leading through to an impressive kitchen/dining room with double doors opening onto the private rear garden.

The spacious living room is a real feature of the home, enjoying an abundance of natural light and lovely views over the garden, creating an ideal space for both everyday living and entertaining.

A short flight of stairs leads to the impressive principal double bedroom, which benefits from its own shower room complete with a shower, wash hand basin and WC, together with an adjacent dressing room, creating a superb private suite.

This versatile space would make an ideal main bedroom or equally provides excellent accommodation for guests.





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PROPERTY





To the first floor are two further well-proportioned bedrooms and a stylish family bathroom fitted with both a bath and separate shower.

Outside, the property enjoys a beautifully maintained enclosed garden with a sunny aspect, offering a private and peaceful setting for outdoor dining, entertaining and relaxing.

A large carport provides covered parking, while a useful shed offers excellent additional storage.

Great Dalby is a highly regarded village with a welcoming community, offering a popular country pub, village hall, primary school and many beautiful scenic countryside walks.

Whilst the market town of Melton Mowbray is just a 10-minute drive away, it provides a wide range of shops, cafés, restaurants and everyday amenities.

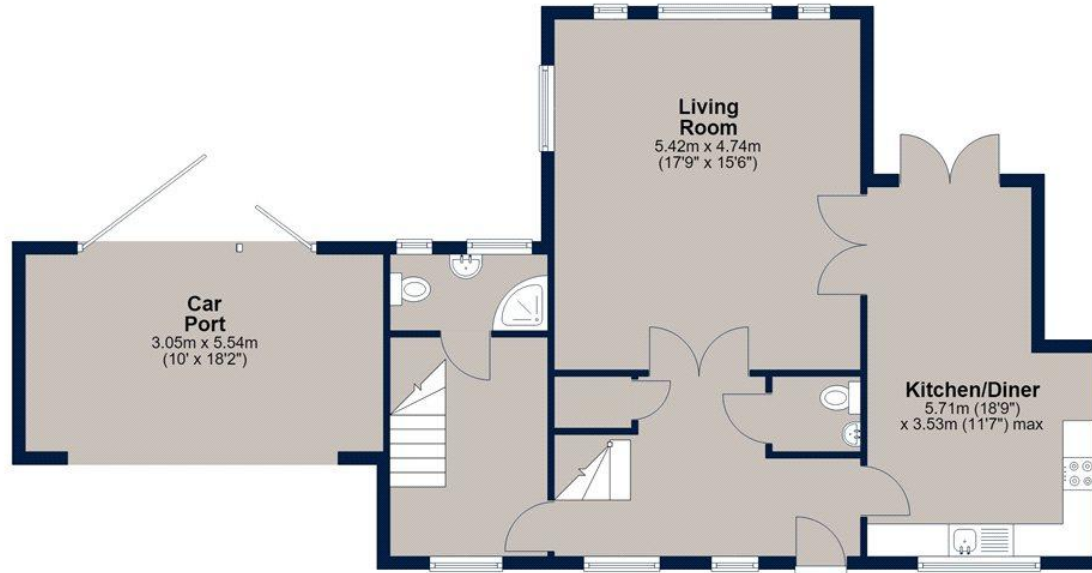
This unique property combines character, versatility and modern comfort, making it ideal for those seeking something a little different in a desirable village location.

Viewing is highly recommended to fully appreciate the quality, space and setting of this wonderful home.



Ground Floor

Main area: approx. 69.4 sq. metres (746.7 sq. feet)
Plus car port, approx. 16.9 sq. metres (181.9 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.4 sq. feet)



Main area: Approx. 118.3 sq. metres (1273.1 sq. feet)

Plus car port, approx. 16.9 sq. metres (181.9 sq. feet)

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

Local Authority - Melton Borough Council

Council Tax Band - D

Tenure - Freehold

EPC Rating - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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