



Asking Price £475,000 | Freehold  
Main Street, Great Dalby, LE14 2ET





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- Beautifully presented three-bedroom cottage
  - Sought-after village location in Great Dalby
  - Off-road parking for two vehicles
  - Welcoming entrance hall with downstairs WC
  - Cosy snug, ideal as a second reception room, playroom or home office
  - Spacious open-plan kitchen/dining room,
  - Double doors opening onto the rear garden
  - Additional sitting room providing flexible family living space
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Nestled in the heart of the village of Great Dalby, this beautifully presented three-bedroom cottage perfectly combines village living with spacious, modern accommodation.

With stunning countryside views, generous living space, and a large rear garden, this is an exceptional home for families and those seeking a peaceful way of living.

The property is approached via a private driveway providing off-road parking for two vehicles.

A welcoming entrance hall leads to a convenient downstairs WC.

To the left, you'll find a cosy snug, perfect for relaxing or use as a home office or playroom.

This opens into the impressive open-plan kitchen and dining room.



 **SPREY**  
PROPERTY





Designed with both everyday family life and entertaining in mind, this spacious area offers ample room for dining and relaxing, with double doors opening directly onto the rear garden, allowing natural light to flood the space.

Beyond the snug is a further sitting room, providing an additional comfortable living area perfect for relaxing with family or hosting guests.

The staircase to the first floor is accessed from this room.

Upstairs, the property offers three well-proportioned bedrooms.

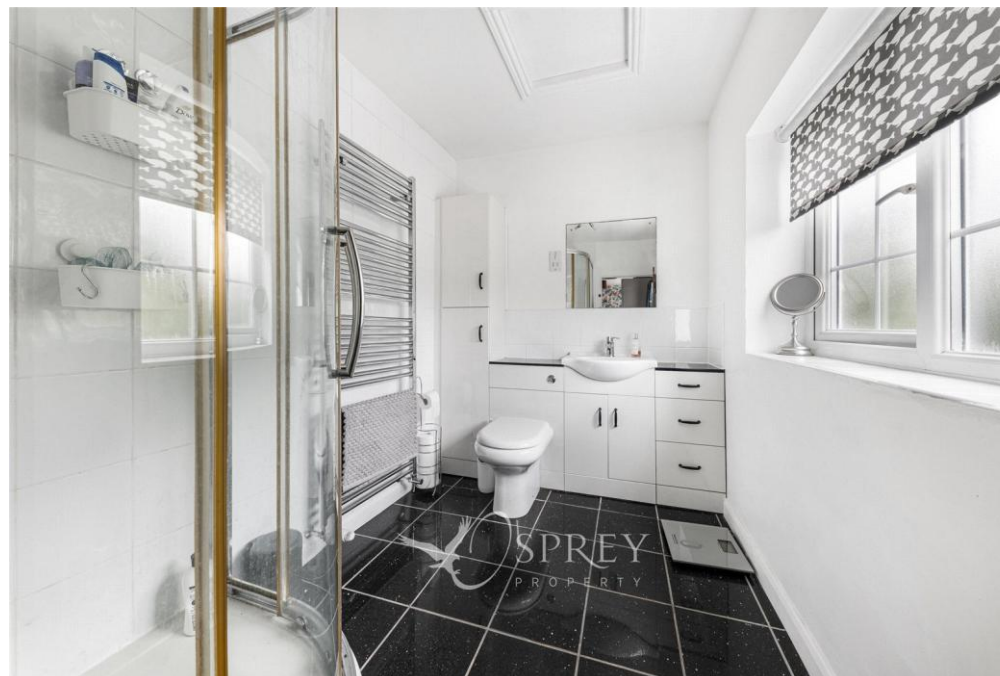
With two generous doubles and a comfortable single bedroom.

The principal bedroom benefits from its own dressing area and a stylish en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Outside, the large, bright rear garden is perfect for again, entertaining, or enjoying the peaceful surroundings.

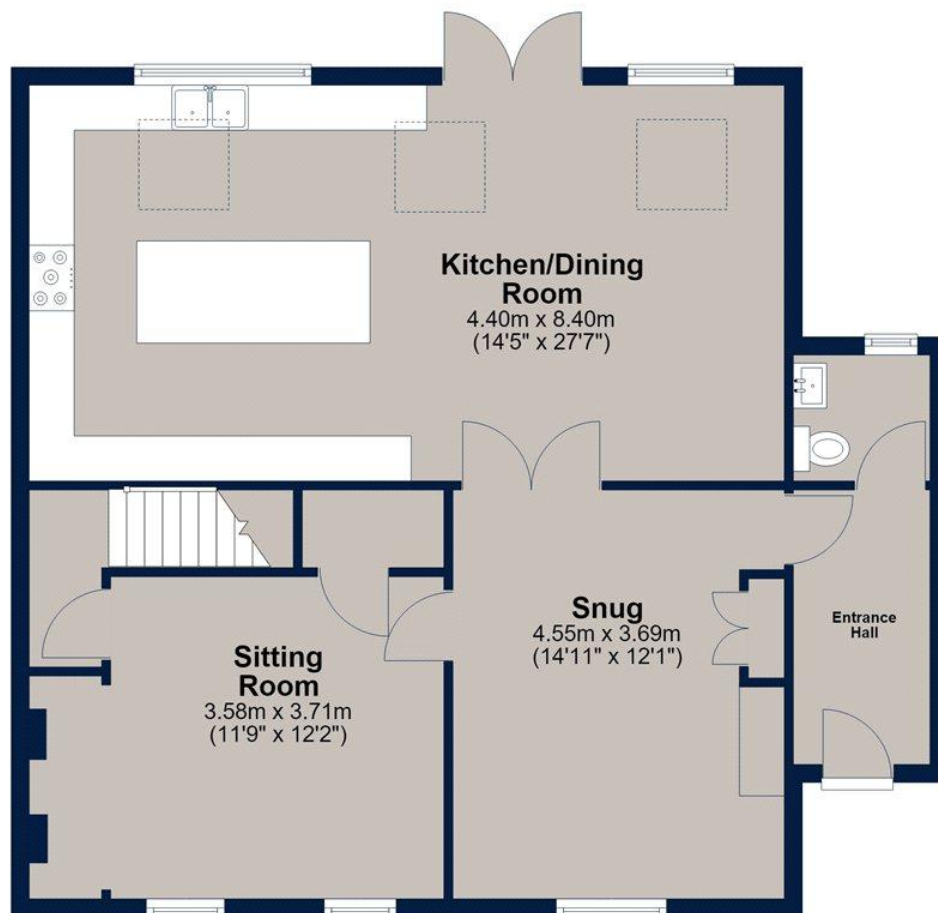
Great Dalby is a highly desirable village with a welcoming community atmosphere.

The property is just a short walk from the village pub and surrounded by beautiful countryside walks, while the market town of Melton Mowbray is only a 10-minute drive away



## Ground Floor

Approx. 83.4 sq. metres (897.3 sq. feet)



## First Floor

Approx. 58.4 sq. metres (628.3 sq. feet)



Total area: approx. 141.7 sq. metres (1525.6 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](http://www.m-photo.pro)  
Plan produced using PlanUp.

## Key Information

Local Authority - Melton Borough Council

Council Tax Band - D

Tenure - Freehold

EPC Rating - D



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