



Guide Price £575,000 | Freehold
Main Street, Great Dalby, LE142ET





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- Five generous bedrooms
 - Charming character property
 - Sought-after village location of Great Dalby
 - Large, cosy living room with log burner
 - Separate dining room with log burner
 - Versatile snug/study
 - Spacious kitchen/breakfast room
 - Useful utility/storage area
 - Downstairs WC
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A beautifully presented and generously proportioned five-bedroom character home, set within the sought-after village of Great Dalby, offering spacious and versatile family accommodation, delightful gardens and plenty of character throughout.

From the moment you arrive, this charming home feels welcoming.

Set back from the main road behind a spacious front garden and large driveway providing parking for three cars, the property offers a wonderful sense of privacy and space.

On entering the house, the hallway leads into a large, spacious yet wonderfully cosy living room, featuring a log burner which creates a warm and inviting focal point — perfect for relaxing with family or entertaining guests.

To the left, the living accommodation continues into a versatile snug/study area, providing an ideal space for working from home or an extra small seating area.









Behind the study is the dining room, another particularly characterful and inviting room, complete with its own log burner.

Whether hosting dinner parties or enjoying relaxed family meals, this room provides a wonderful setting for entertaining throughout the year.

To the right of the entrance is the generous kitchen/breakfast room, with ample storage and workspace as well as plenty of room for a family breakfast table.

The property also benefits from a useful utility area, positioned conveniently between the study and kitchen and providing excellent additional storage space, with room for a washing machine and/or tumble dryer.

Doors lead out towards both sides of the property, making this an exceptionally practical part of the home. A downstairs WC completes the ground floor.

Upstairs, the home has five very generous bedrooms, offering excellent flexibility for a growing family, guests, hobbies or home working.

The accommodation is complemented by a large family bathroom, featuring both a separate shower and a bath.

Outside, the gardens are a real feature of the property. The spacious front garden provides an attractive approach to the house, while the rear garden is bright and inviting, with numerous seating areas creating plenty of opportunities for outdoor dining, entertaining and relaxing.

With its combination of generous room sizes, five bedrooms, character features, two log burners, various living spaces, excellent gardens and ample off-road parking, this is a wonderful family home situated in the beautiful village of Great Dalby.

Great Dalby is a beautiful village with many countryside walks, with the home being a short walk from the local pub, and within a 10-minute drive of Melton Mowbray.



Ground Floor

Approx. 81.6 sq. metres (878.1 sq. feet)



First Floor

Approx. 82.2 sq. metres (884.6 sq. feet)



Total area: approx. 163.8 sq. metres (1762.7 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 - F

Tenure - Freehold

EPC Rating - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	83 B
39-54	E		
21-38	F		
1-20	G		



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