



Main Street, Great Dalby
Offers Over £599,950





An excellent opportunity to acquire this magnificent dormer property, being sold with no onward chain, occupying a substantial plot within the heart of Great Dalby. 'The Gables' offers extensive accommodation across c. 3,000 sq. feet and provides scope for the new owners to extend and create additional accommodation if desired. Externally the property offers vast garden space, a large driveway for numerous vehicles, a double garage with workshop and a hot tub summer house. Lots to like!

The living accommodation is all on one floor to comprise of two large reception rooms: the dining room features a bay window and benefits from a multi-fuel burner, with a door leading on to the living room benefitting too from a log burner, with multiple windows allowing for an abundance of natural light; a great space to host and entertain.

The large kitchen/breakfast room offers an excellent space for entertaining and culinary endeavours, fitted with a range of Cotswold style eye and base level units, pantry, rangemaster cooker and dishwasher.

There are four bedrooms; the master suite benefitting from an en-suite and three built-in wardrobes, with bedrooms two and three benefitting too from built in storage.

Externally, the property offers extensive grounds with several well-established trees, mature shrubbery and large lawned areas. There is a feature pond to the patio stocked with koi carp and reedbeds for wildlife. There is also a summer house which offers potential to be a home office, gymnasium, or hot tub room. Excellent garden space offering plentiful opportunity for all budding





gardeners and landscapers!

The large frontage offers extensive options for parking plus access to the double garaged and workshop.

Tenure: Freehold
All mains' services
EPC Rating: C
Council Tax Band: F

DIMENSIONS Porch: 1.16m x 4.99m (3'10" x 16'5")

Entrance Hall: 4.64m x 2.20m (15'3" x 7'3")

Dining Room: 4.91m x 7.31m (16'1" x 24')

Living Room: 5.99m x 4.84m (19'8" x 15'10")

Kitchen/Breakfast Room: 5.46m x 4.39m (17'11" x 14'5")

Rear Lobby: 1.84m x 2.14m (6' x 7')

WC: 0.75m x 2.14m (2'8" x 7')







Bedroom One: 3.46m x 4.84m (11'4" x 15'10")

En-suite: 2.26m x 2.76m (7'5" x 9'1")

Bedroom Two: 3.95m x 4.46m (13' x 14'8")

Bedroom Three: 3.95m x 3.30m (13' x 10'10")

Bedroom Four: 2.19m x 3.04m (7'2" x 10')

Bathroom: 2.99m x 2.14m (9'10" x 7')

Hot Tub Summer House: 4.10m x 5.42 (13'5" x 17'9")

Storage

Garage: 5.99m x 4.84m (19'8" x 15'10")

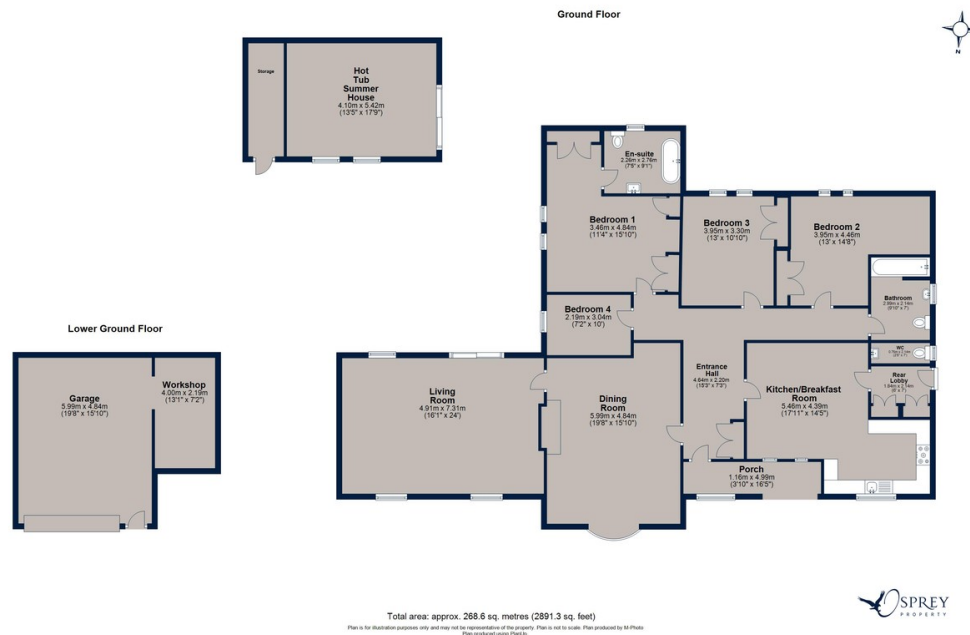
Workshop: 4.00m x 2.19m (13'1" x 7'2")

VILLAGE LIFE Great Dalby is a popular village located 3 miles outside of the market town of Melton Mowbray. The village has amenities such as a local shop, well-regarded Public House and the Ofsted rated 'Outstanding' Great Dalby Primary School. The village is on a direct bus route to Melton Mowbray and offers sound links to the neighbouring villages as well and further afield.

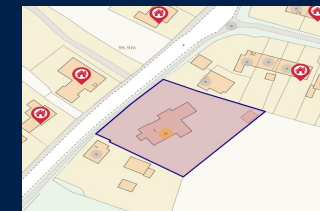




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements