



9 NORTH LODGE ROAD  
OLD DALBY





Welcome to No. 9 North Lodge Road, a beautiful family home set within a small, private development in the rural Leicestershire village of Old Dalby. Built in 2022 and positioned at the end of a quiet no-through road, the home enjoys a sense of privacy and open countryside views, with fields stretching out to one side.



Arriving at the home, a block-paved driveway provides ample parking and leads to the integral double garage. Step inside and you're greeted by a bright, welcoming entrance hall, where ceramic tiled flooring flows seamlessly through to the heart of the home.

## SOCIABLE LIVING

The open plan kitchen and dining room has been thoughtfully designed for modern family life and entertaining. Finished in elegant neutral tones, it feels both timeless and contemporary. The generous central island is a true focal point, offering plentiful storage, a built-in induction hob, wine cooler and space for relaxed bar stool seating. Integrated appliances include a sink, dishwasher and Smeg ovens, while a separate laundry room keeps everyday clutter neatly out of sight and provides direct access to the garage.

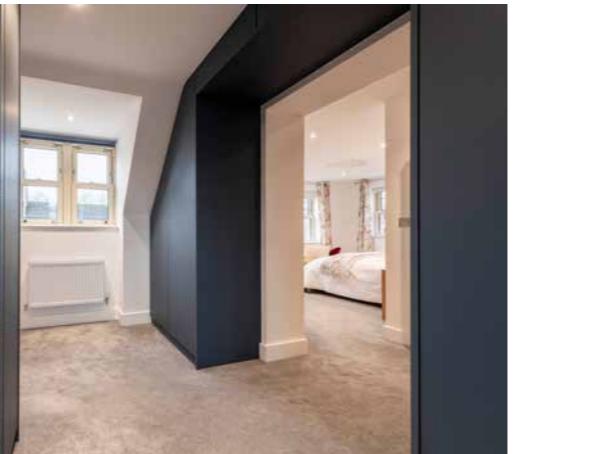
The kitchen opens into the dining area, flooded with natural light from the striking roof lantern above. Bifold doors draw the garden into the space, making summer entertaining a joy. This sense of indoor-outdoor living continues in the sitting room, where further bifold doors open onto the terrace. A feature fireplace anchors the room, creating a warm and inviting setting for cosy evenings.



## PRACTICAL SPACES

Also on the ground floor is a well-proportioned home office, a cloak room and a useful storage cupboard, ensuring practicality sits comfortably alongside style.





## SOAK AND SLEEP

No. 9 offers five bedrooms arranged over two upper floors. The dual-aspect principal suite is a calm and spacious retreat, complete with a dressing room fitted with wardrobes and a luxurious en suite bathroom. With underfloor heating and a large bathtub, it's a space designed for relaxation at the end of each day.



## ROOM FOR ALL

Two further bedrooms occupy the first floor, one enjoying garden views to the rear and the other far-reaching countryside views to the front, both served by a contemporary family bathroom. The second floor provides two additional bedrooms and a modern shower room, ideal for guests, teenagers or flexible family living.



## STEP OUTSIDE

Outside, the garden has been designed for both entertaining and everyday enjoyment, with a generous lawn and a spacious terrace directly outside the home. Whether hosting friends, watching children play or simply enjoying the rural setting, this is a garden that adapts beautifully to all seasons.



*Set beside open fields yet within a welcoming village community, No.9 North Lodge Road is a refined, modern home offering space, light and country-side living in equal measure.*

## THE FINER DETAILS

Freehold  
Detached  
Constructed 2022  
NHBC Warranty -  
6 years remaining  
Plot approx. 0.13 acre  
Gas central heating  
Underfloor heating  
in bathrooms  
Mains electricity, water  
and sewage  
Melton Borough Council,  
tax band G  
EPC rating B



Ground Floor: approx. 90.6 sq. metres (975 sq. feet)  
First Floor: approx. 100.7 sq. metres (1,084.3 sq. feet)  
Second Floor: approx. 35.5 sq. metres (381.6 sq. feet)  
Total Home: approx. 226.8 sq. metres (2,440.9 sq. feet)  
Garage: approx. 34.5 sq. metres (371.3 sq. feet)



Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.

## IN THE AREA

Old Dalby is a sought-after Leicestershire village, valued for its rural setting, welcoming community and excellent connectivity. Surrounded by open countryside, it offers an appealing balance of village life and accessibility.

The village itself has a range of everyday amenities including a church, village hall, weekly Post Office facilities and a popular pub, The Crown. A wide choice of shops, restaurants and leisure facilities can be found in nearby Melton Mowbray, just a short drive away.

Families are well served by local schooling, with Old Dalby C of E Primary School in the village and a good selection of secondary schools in Melton Mowbray and the surrounding area, including Oakham School.

Transport links are a real strength. Melton Mowbray Railway Station provides regular services to Leicester, Nottingham and London St Pancras, while road links via the A6 and A607 offer straightforward access to Leicester, Grantham and the wider Midlands.



## LOCAL DISTANCES

Melton Mowbray 7.5 miles (15 minutes)  
Loughborough 11 miles (20 minutes)  
Oakham 18 miles (33 minutes)  
Grantham 20 miles (45 minutes)



9 North Lodge Road, Old Dalby, Melton Mowbray LE14 3JT



01572 497 070 | [team@pelhamjames.co.uk](mailto:team@pelhamjames.co.uk) | [www.pelhamjames.co.uk](http://www.pelhamjames.co.uk)

