



Smiths  
your property experts



# Main Road

Old Dalby

- No upward chain
- Beautifully presented semi-detached village property
- Prominent and central position in this well-regarded village
- Extended ground floor layout with a light-filled kitchen/diner
- Two additional downstairs reception rooms
- Three good-sized bedrooms and a refitted bathroom
- Gated gravel driveway providing off-road parking
- Private and secure gardens to the rear of the property



## General Description

Smiths Property Experts offer to the market with no upward chain this beautifully dressed and skilfully extended post-war village home, occupying a prominent and central position in the peaceful and well-regarded village of Old Dalby. The property offers a high degree of privacy from its generous grounds that include mature front and rear gardens and a private gravel-laid driveway.

The property must be seen and viewed to be fully appreciated. This listing offers a rarely available opportunity for the eventual purchasers to buy a village lifestyle at this price point.







## The Property

The main house is accessed via the front door, purpose-built to fit the style of the original features. Inside, expect a wonderful interior that celebrates the period and age of the property whilst offering modern living spaces. Extending to over 1,000 square feet, and with central heating throughout, the accommodation comprises in brief, an entrance hall with stairs rising to the first-floor landing, a formal sitting room with a bespoke stone fireplace and open chimney, a snug/family room that leads through to an extended kitchen/diner. Flooded with light and with direct garden access via beautiful bi-fold doors to the rear, the kitchen is fitted in a country shaker style and to an excellent standard. Upstairs are three good-sized bedrooms (two large doubles), a separate WC and a refitted bathroom.

## The Outside

The property is presented beautifully. Set back from the road behind a mature hedge and gated gravel-laid driveway. There is off-road parking for several vehicles and lawned gardens with a fully stocked border to the left-hand side.



To the rear, the property has private and secure gardens with central lawns and two seating areas. The current owners have a secure area for their chickens, and there is a timber shed/workshop and space for a greenhouse.





## The Location

Old Dalby is a pretty and Quintessentially English village positioned North West of Melton Mowbray. The village has a well-thought-of local public house, village hall and primary school, and there is a good community feel. On the doorstep are beautiful and varied countryside walks. There are several local farm shops within easy reach, and a full range of wider amenities and a train station can be found in the nearby historic market town of Melton Mowbray. The village is also ideally placed for commuter access to Nottingham, Leicester, and Loughborough.

## Property Information

EPC rating: D

Tenure: Freehold. Council Tax Band: B.

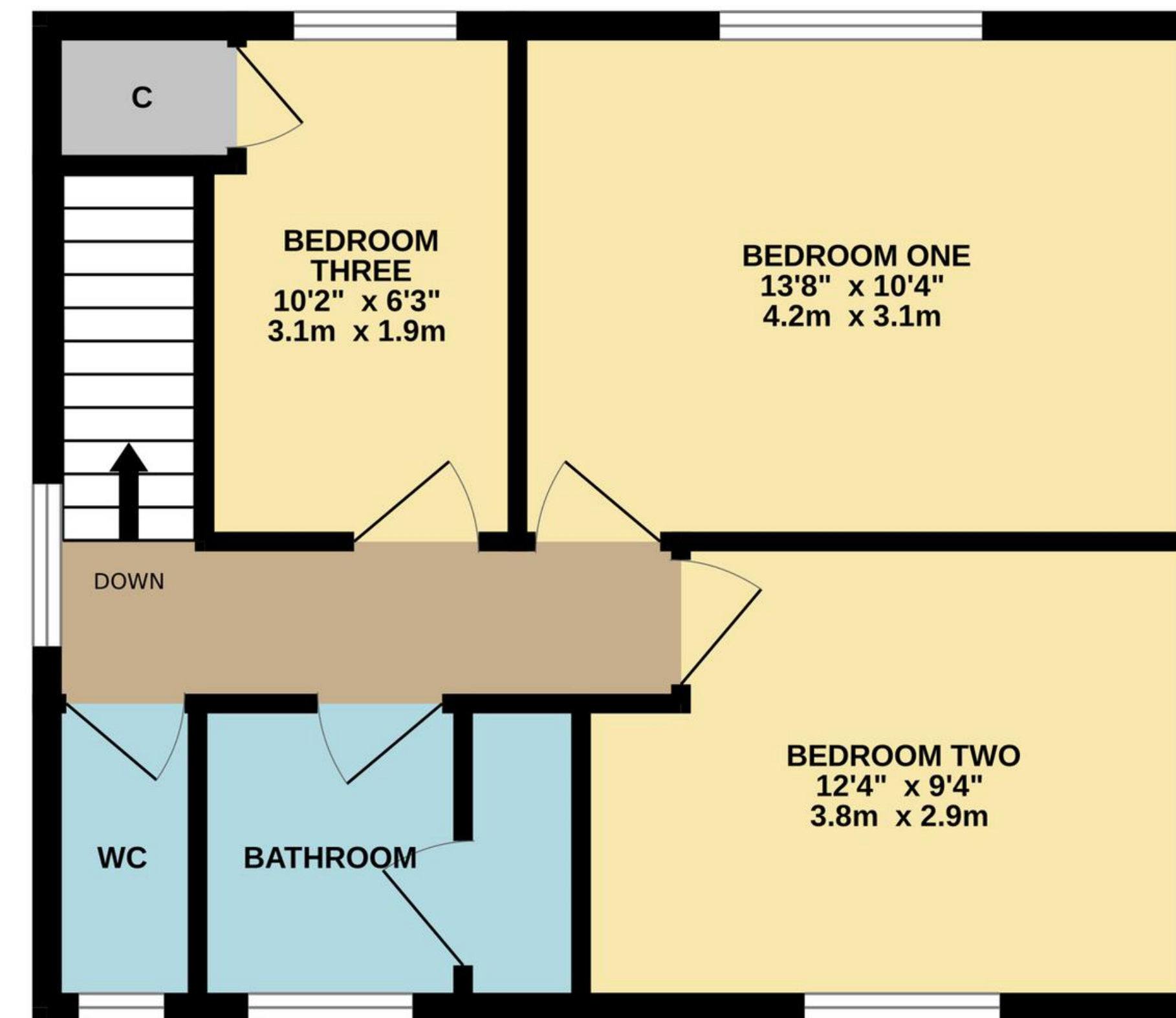
Local Authority: Melton Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.







TOTAL FLOOR AREA : 1023 sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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