



Top End, Great Dalby
£450,000





An interior, views and location to impress. An exceptional four bedroom home split over three floors and finished to a high specification, situated on the edge of Great Dalby. Built by local builders, this property is presented to an exacting standard throughout. The kitchen has a range of high-end appliances, including NEFF slide and hide double oven, induction hob, and Quartz island and kitchen worktops. There is a cosy living room to the front of the property with a wood burning stove. Also on the ground floor is a practical utility room complete with sink, cupboards and plumbing for washing machine/dryer, plus a downstairs WC. There is underfloor heating to all downstairs areas, and thermostatic controls for each room.

To the first floor there are three bedrooms. The principle suite is beautifully appointed with two windows to the rear aspect, facing south-west, providing open views and an abundance of natural light. There is an en-suite shower room complete with walk-in shower, semi-vanity sink, heated towel rail and WC. There is also a sizeable walk-in wardrobe benefitting from LED spot lighting. There is a well-appointed family bathroom to the first floor also.

To the second floor there is a large room offering versatile options for bedroom space, study, hobby room or play.

Externally the property benefits from a rear garden, overlooking the Great Dalby cricket pitch. There is gated access to the side of the property. To the front there is parking for two cars.

A must-see property, call the Melton office to arrange your viewing.



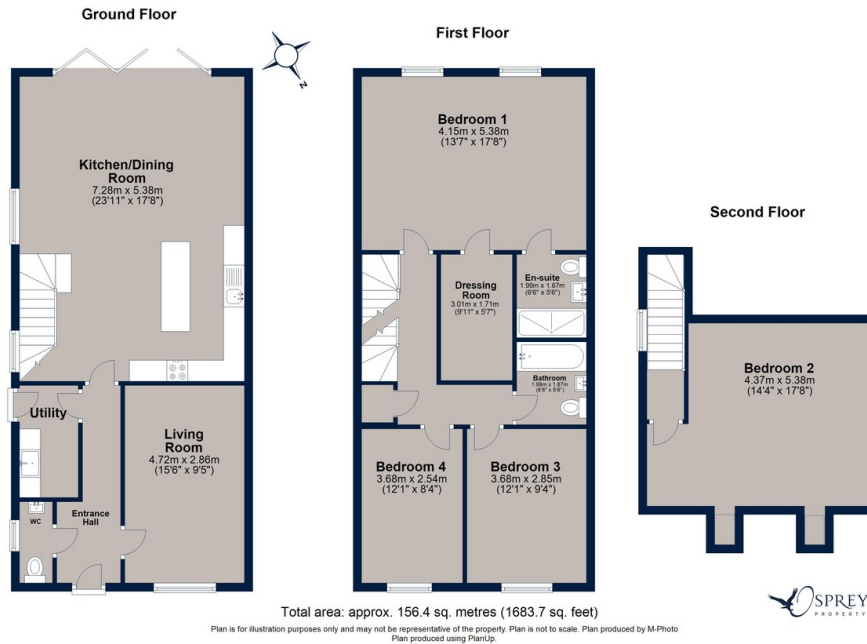


Tenure: Freehold
All mains' services
Council Tax Band: D
EPC Rating: B
No Onward Chain





Top End, Great Dalby



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	89 B
69-80	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