



7a Church Lane
Old Dalby | Melton Mowbray | Leicestershire | LE14 3LB

FINE & COUNTRY



Step inside

7a Church Lane

A first class detached family home, offering high quality and versatile accommodation arranged over two levels. The property has been constructed within recent years, offering stylish design throughout. It is located within the heart of Old Dalby, with established gardens, a generous driveway and superb detached double garage.

GROUND FLOOR

The property features a contemporary entrance door, leading to a spacious reception hallway, which in turn gives access to a stunning living kitchen which is without doubt the heart to the home and a perfect space for modern day family living. This impressive space features well defined kitchen, dining and family areas. The kitchen showcases high quality contemporary units with a host of integrated appliances. The striking family living area features a vaulted ceiling and French doors providing instant access to the gardens, where a terrace area provides the perfect space for outdoor entertaining. In addition, is a formal sitting room with feature brick fireplace housing a log burning stove. Located on the ground floor is the superb main bedroom suite, which features a walk-in wardrobe and generous en-suite bathroom, as well as a guest bedroom with an en-suite shower room. The ground floor also provides practicalities including a utility room and guest cloakroom.

FIRST FLOOR

A traditional staircase rises to the first floor, where a spacious landing provides access to three further bedrooms, which share the use of two further bathrooms (one of which being en-suite).

OUTSIDE

The property nestles within a delightful plot, with landscaped gardens to the front and rear. The gardens feature a pleasant mix of lawned and paved areas, with mature planting providing seasonal colour. A generous driveway gives ample off-road parking and leads to a detached double garage.

OLD DALBY

The village of Old Dalby lies on the fringe of the Vale of Belvoir, enjoying a most rural location, yet well served by a wealth of established commuter routes to a number of major centres of employment. The village boasts a highly regarded village pub, primary school, and there are various clubs and societies. It showcases many contrasting properties and is conveniently located for local amenities in the nearby market towns of Melton Mowbray and Loughborough as well as Nottingham and Leicester city centres.

TENURE

Freehold

7a Church Lane, Old Dalby
 Approximate Gross Internal Area
 Main House = 256 sq.m/2756 sq.ft
 Garage = 35 sq.m/378 sq.ft
 Total = 291 sq.m/3134 sq.ft

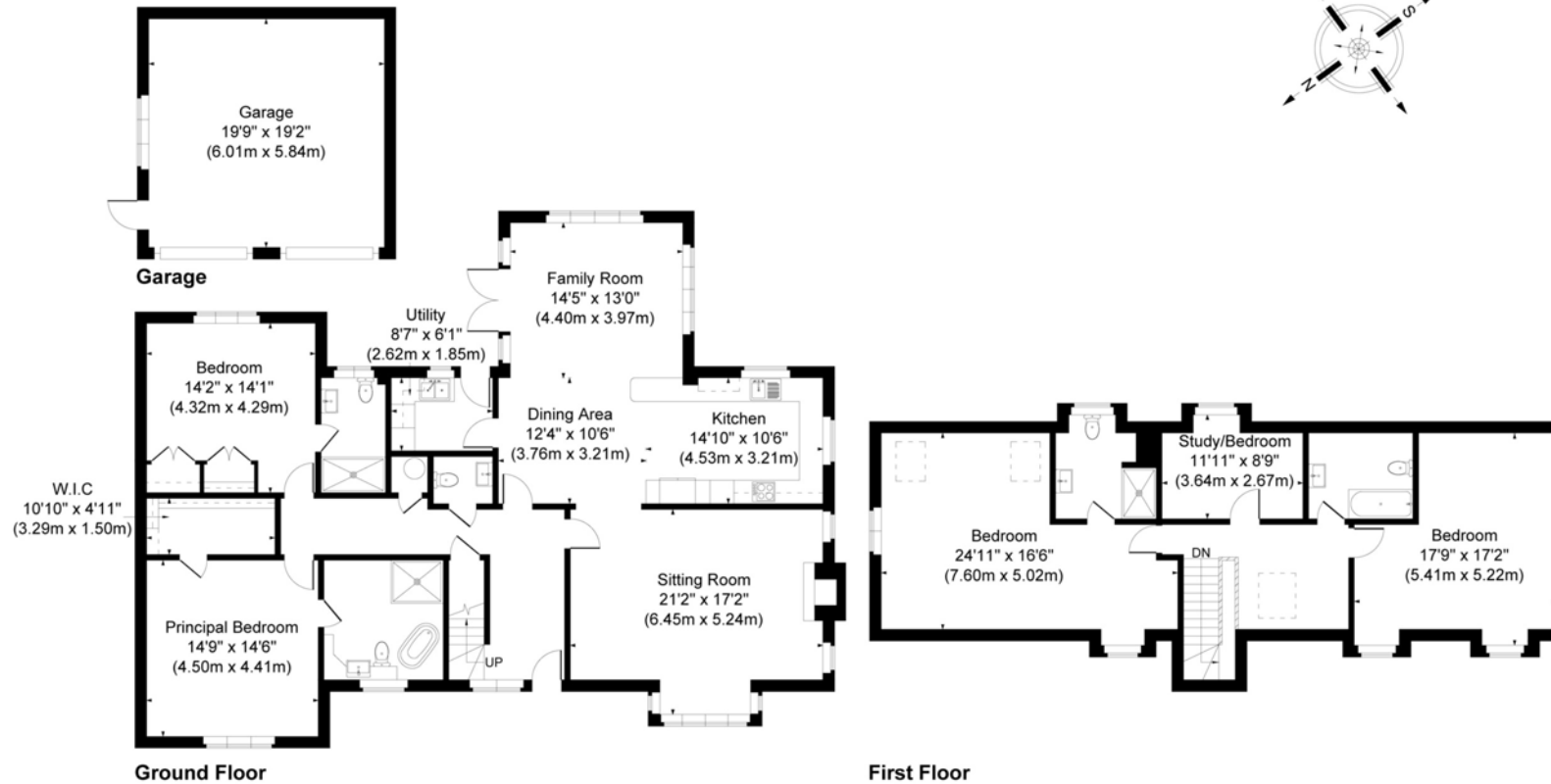
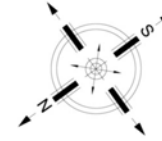


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