



28 The Green

Old Dalby | LE14 3LL | Offers Over £600,000

ROYSTON  
& LUND



- Characterful, stunning detached cottage
- Open plan dining/kitchen area
- Two bathrooms and an en-suite
- Stunning gardens
- Freehold - EPC rating D
- Situated in Old Dalby
- Four double bedrooms
- Kitchen with an AGA cooker
- Driveway leading to a garage
- Council tax band G







Royston & Lund are delighted to present this characterful, stunning detached cottage with some rooms dating as far back to the 1640s. It is situated within the highly sought after village location of Old Dalby in Melton Mowbray. Old Dalby is a rural village with an excellent community. It has primary and pre-schools, a Church, Scout, Cubs and Beaver Building and a retirement home. There is also the benefit of a pub/restaurant.

Entering the property through one of multiple entrances you are greeted by the hallway which provides access to one of the two staircases, an internal door to the double garage, a hallway and the kitchen. The hallway provides access into a ground floor WC as well as a utility room. The kitchen is adjacent to the open plan living/dining room. The open plan area has vaulted ceilings to the rear as well as impressive oak bi-fold doors into the gardens. It has a lovely cottage feel with the exposed brickwork as well as a latched cottage door to half of the first floor. Down some steps from the open plan area it takes you to a quaint snug which includes a tiled hearth, low ceilings with wooden beams and an ornate radiator. The kitchen has a range of units, single Carron Phoenix stainless steel sink with a mixer tap, Neff double oven and a built-in AGA. Lastly, downstairs there is a drawing room with a multi-fuel log burner and dual aspect cottage style glass paneled windows and a lobby area with a bay window to the side elevation.



The property to the first floor comprises of 4/5 sized bedrooms with one bedroom currently being configured as a multi purpose family room. There is also the benefit of two bathroom with four piece white suites and one bedroom includes an en-suite shower room.

Outside, the garden has been finished to a high standard with a raised decked area, hot tub, large lawn spaces and mature shrubs. There is also a double-width driveway leading to a garage. The garden is a testament to the owners.



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>	<b>61</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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Ground Floor



First Floor



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