



The Wicket, Church Lane, Old Dalby

Set within the heart of the sought-after village of Old Dalby, this newly built detached family home offers stylish and modern living throughout, designed with both comfort and practicality in mind.



FEATURES

- Newly built detached family home finished to a high modern standard with exceptional open views
- Stylish open plan kitchen with quality fittings, integrated appliances, and sleek cabinetry, and Utility room
- Two spacious reception rooms including a dining area with two sets French doors to the garden
- Four well-proportioned bedrooms, including an impressive principal suite
- Detached double garage with driveway parking, and EV charging point



ACCOMMODATION

The light-filled accommodation extends to around 1,418 sq. ft. (plus a generous detached double garage) and features a contemporary interior, high-quality finishes, and well-proportioned rooms.

The ground floor includes two welcoming reception rooms, a dining area with French doors opening onto the garden, and a beautifully appointed kitchen with sleek cabinetry and integrated appliances. A useful utility room and a guest cloakroom complete the downstairs accommodation.

Upstairs, The Wicket offers four bedrooms, including a superb principal bedroom with an en-suite shower room, along with a modern family bathroom. Both bathrooms are finished to an excellent standard with stylish fittings and tiling.

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EXTERNAL

Outside, the property benefits from a large detached double garage with electric roller doors and a private driveway, providing ample parking. The property also benefits from an EV charger

Located in a tranquil village setting with convenient access to Melton Mowbray, Nottingham, and Leicester, this is a wonderful opportunity to acquire a modern, move-in-ready home in a picturesque and well-connected location.

Old Dalby is a highly desirable village surrounded by attractive countryside, offering a wonderful blend of rural charm and convenience. The village has a strong community spirit with local amenities including a pub, primary school, and village hall, while the nearby market town of Melton Mowbray provides a wider range of shops and services. Excellent transport links give easy access to Nottingham, Leicester, and Loughborough, making it ideal for commuters seeking a peaceful village lifestyle within easy reach of major centres.

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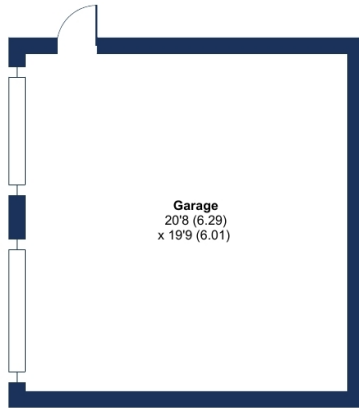
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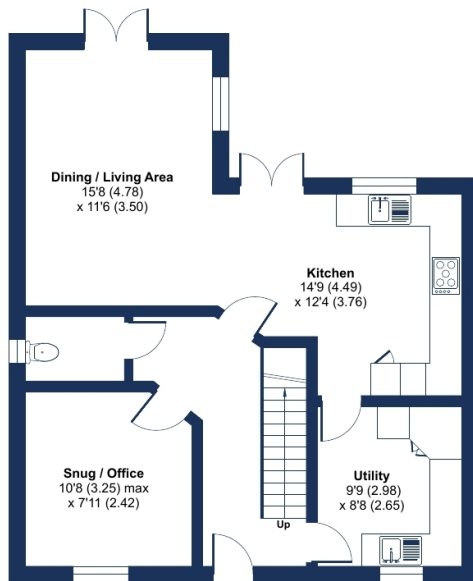
Church Lane, Old Dalby, Melton Mowbray, LE14



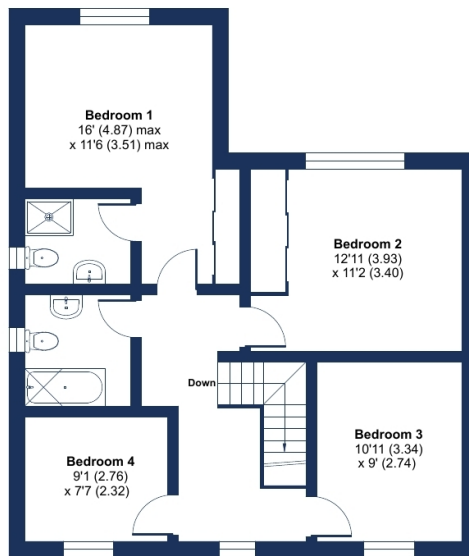
Approximate Area = 1418 sq ft / 131.7 sq m
Garage = 407 sq ft / 37.8 sq m
Total = 1825 sq ft / 169.5 sq m
For identification only - Not to scale



GARAGE



GROUND FLOOR



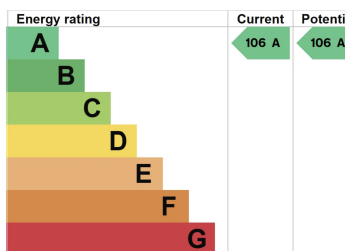
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Moores Estate Agents. REF: 1355885



EPC RATING



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