



# DAIRY LANE NETHER BROUGHTON











An individually designed executive home, positioned on a generous plot of approximately a third of an acre with uninterrupted views of the attractive Vale of Belvoir countryside. The property is one of just three homes designed and built in 2011 by the award-winning local developer Soar Valley Homes Ltd, finished to a high standard throughout with features including underfloor heating throughout the ground floor & bathrooms upstairs, and boasting a high energy performance rating of C which is unusual for a property of this size.

Offering over 3200sqft of immaculately presented accommodation which comprises a dining room, dual aspect living room with vaulted ceiling and feature brick fireplace, attractive open-plan living kitchen with Range cooker (gas hobs and electric ovens), central island, French double doors onto the terrace and separate utility room. A rear hallway offers a cloakroom, large boot room, second spacious sitting room and ground floor bedroom 4 with ensuite shower room (currently used as a home office). The first floor offers a large galleried landing with a study area, master suite with walk-in wardrobe and ensuite bathroom, two further double bedrooms both with the use of a walk-in wardrobe and main family bathroom.

Externally, the property is set back from the road down a private roadway leading to a quiet cul-se-sac of just a few properties. A large gated drive leads to a parking area for multiple vehicles, also with an integral double garage with electric door. The gardens have been beautifully manicured to both the front and rear, with a variety of well-stocked flower beds and shrubs, large patio to enjoy alfresco dining in the summer months, summer house, expansive lawn and backing onto lovely open fields.

Nether Broughton is a well-regarded village set in the unspoilt rolling countryside on the edge of the Vale of Belvoir, approximately four miles from the market town of Melton Mowbray and equidistant between Leicester and Nottingham. Direct access to London is available from both Leicester and Loughborough stations. The village itself offers amenities including The Parish Church of St Mary dating from the 13th Century, a traditional family run village pub, The Anchor, a thriving Village Hall and in the neighbouring village of Old Dalby is a Primary School. Located in the next door village of Upper Broughton is the highly popular Tap and Run pub. The village is situated on the edge of the renowned Vale of Belvoir well known for its unspoilt villages and numerous country walks/pursuits.

Agents Note: The property benefits from mains services including gas, electric and sewerage.

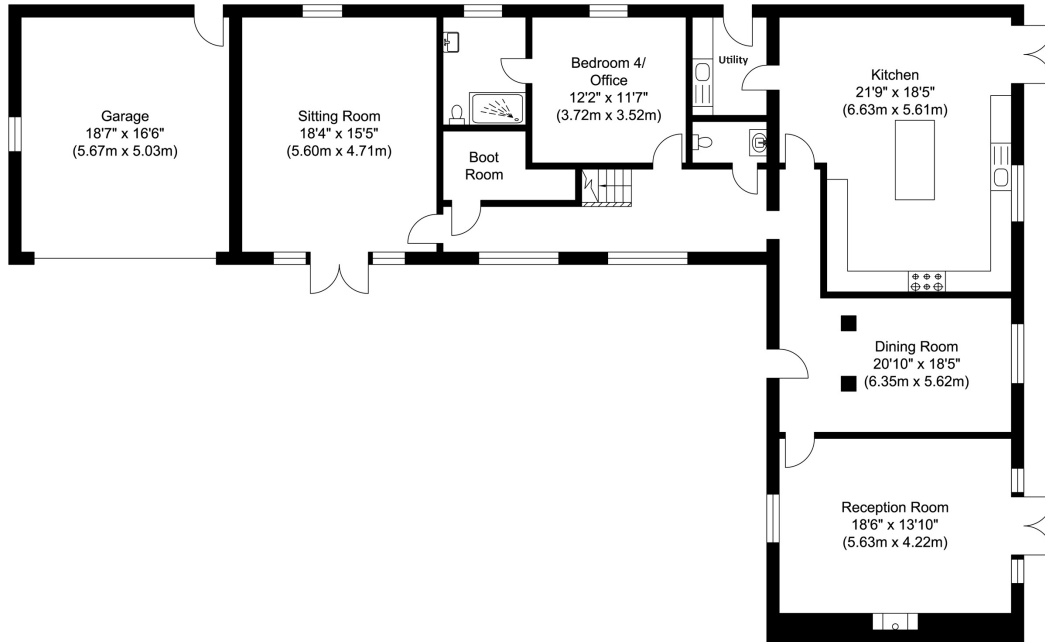




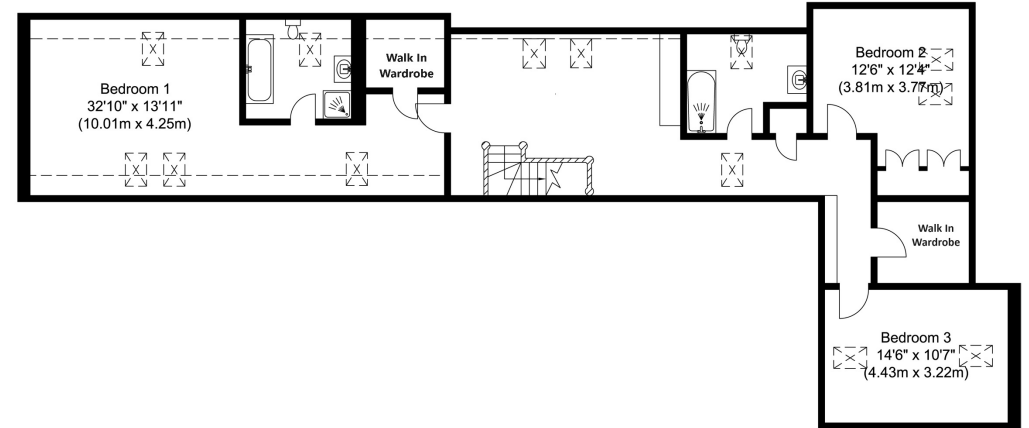








Ground Floor  
Approximate Floor Area  
2005.96 sq. ft  
(186.36 sq. m)



First Floor  
Approximate Floor Area  
1253.35 sq. ft  
(116.44 sq. m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		79 C	84 B

Illustration for identification purposes only, measurements are approximate, not to scale.

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