

# Holdings

A Modern Estate Agent



## 11 Spring Cottage, Top End

Great Dalby, Melton Mowbray, LE14 2HA

£520,000



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The village offers a wide range of local amenities, including a highly acclaimed primary school, a popular pub, a park, a church, a Methodist Chapel, and a Village Hall. For more extensive facilities, residents can easily access Melton Mowbray, and the village's proximity to Leicester makes it an ideal location for those needing to travel to the city. Additionally, the village is conveniently located on the road from Melton Mowbray to Market Harborough, providing easy access to the intercity station with direct and fast trains to London St Pancras.

When entering the property, you are greeted by a split-level entrance hall with tiled flooring and stairs leading to the first floor. The sitting room features spotlighting, a beautiful bay window, an ornate radiator, and an original open stone fireplace. The refitted living dining kitchen boasts a range of high-quality fixtures, including solid oak work surfaces, a central island, and a Belling eight-burner range cooker. With ample storage space, tiled flooring, and access to the rear garden, this space is ideal for entertaining. The lounge offers picturesque views of the gardens, exposed stonework walls, and a feature fireplace.

Moving to the first floor, the landing provides access to the bedrooms, each with unique features such as built-in wardrobes, en-suite bathroom to the master, and attractive shutters on the windows. The family bathroom has been recently updated with modern fixtures and fittings. The master bedroom is also complete with a walk in dressing area and a

feature en-suite.

Outside, the property features a double-width driveway, manicured front gardens, and a private enclosed rear garden with a patio area, raised planters, and security lighting. Additionally, there is a separate garage with power, light, and storage space.

Overall, this property offers a perfect blend of modern living and traditional charm, making it an ideal family home in a picturesque village setting.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in

these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### Ground Floor:



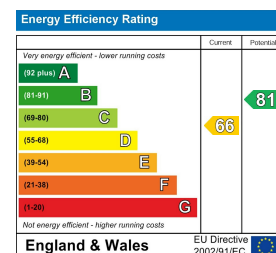
Spring Cottage, Great Dalby  
Internal Square Footage: 1615 sq.ft

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## Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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