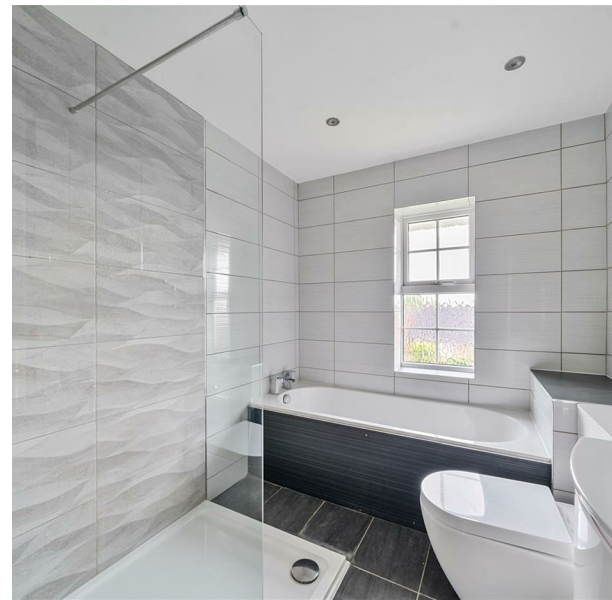


Melton Lodge, 30 Dalby Road, Melton Mowbray, LE13 0BH  
Offers over £700,000  
Council Tax Band: G

H&H  
BESPOKE





Welcome to Melton Lodge, this stunning detached home located within a gated development just off Dalby Road in the charming town of Melton Mowbray. This property boasts an impressive Three reception rooms, providing ample space for entertaining guests or simply relaxing with the family. With Five spacious bedrooms and Two modern bathrooms, there is plenty of room for everyone to enjoy their own space.

Built in 2004, this house offers a contemporary feel while maintaining a sense of warmth and comfort. The property spans an expansive 2,023 sq ft, ensuring that there is no shortage of room for all your needs. Whether you're looking for a cozy night in by the fireplace or a gathering with friends, this house has it all.

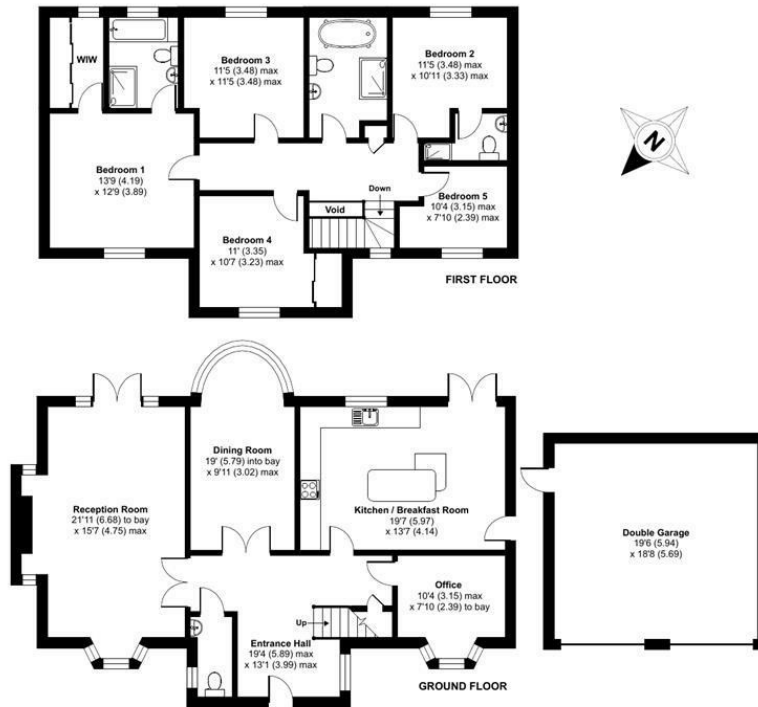
One of the standout features of this property is the parking space available for up to 6 vehicles, making it ideal for those with multiple cars or guests visiting. Located in a desirable gated development area, this house provides both convenience and tranquillity, offering the best of both worlds.



12 Digby Drive, Melton Mowbray, Leicestershire, LE13 0RQ  
 0333 242 3760  
 Beth@houseandhomebespoke.co.uk

### Dalby Road, Melton Mowbray, LE13

Approximate Area = 2150 sq ft / 199.7 sq m  
 Garage = 364 sq ft / 33.8 sq m  
 Total = 2514 sq ft / 233.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2024. Produced for House and Home Bespoke. REF: 1116525

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		78	85
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	