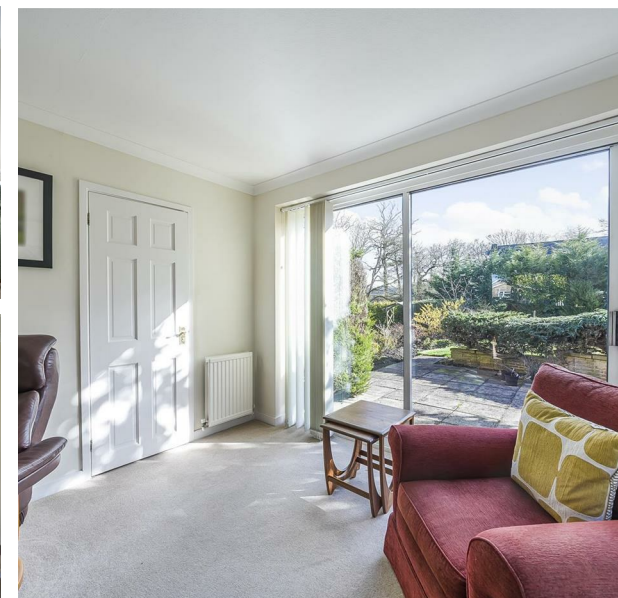


Spinney Close, 42 Main Road, Old Dalby, LE14 3LR
Offers over £600,000
Council Tax Band: F

H&H
BESPOKE



Nestled on the bustling Main Road in the charming village of Old Dalby, this splendid house offers a perfect blend of comfort and convenience. With an impressive layout, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

The residence features four well-appointed bedrooms, providing ample space for family living or accommodating guests. Each of the three bathrooms is thoughtfully designed, ensuring that morning routines and evening relaxation are both efficient and enjoyable.

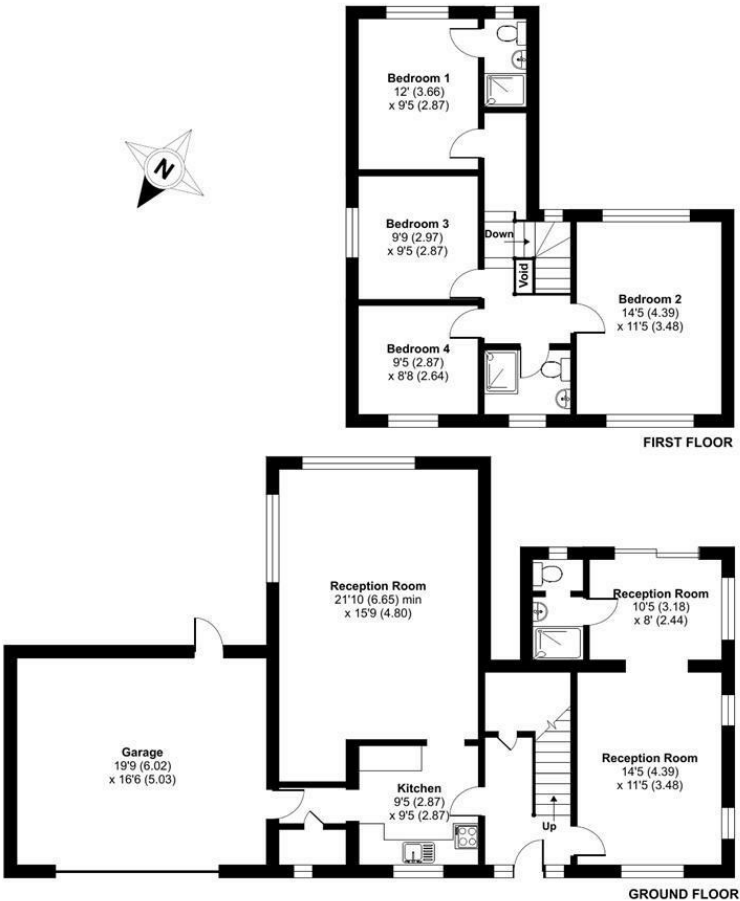
One of the standout features of this property is the generous outside space with abundance of mature gardens and parking which can accommodate up to five vehicles, a rare find in such a desirable location. This makes it particularly convenient for families or those who enjoy hosting gatherings.



13 Sherrard Street, Melton Mowbray, Leicestershire, LE13 1XH
0333 242 3760
Beth@houseandhomebespoke.co.uk

Main Road, Old Dalby, Melton Mowbray, LE14

Approximate Area = 1585 sq ft / 147.2 sq m
Garage = 327 sq ft / 30.3 sq m
Total = 1912 sq ft / 177.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©rithecom 2025. Produced for House and Home Bespoke. REF: 1250102

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		