



MAIN STREET, GREAT DALBY

Asking Price Of £560,000

Four Bedrooms

Freehold

VICTORIAN MID-TERRACE

PERIOD CHARACTER FEATURES

LARGE STUDY

GOOD COMMUTER LINKS

OFF ROAD PARKING

THREE RECEPTION ROOMS

HIGHLY REGARDED PRIMARY SCHOOLS

SOUTH-WEST OF MELTON MOWBRAY

COUNCIL TAX BAND D

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This beautifully appointed four bedroom Victorian home with three floors of accommodation offers a wealth of period features throughout. Situated in the conservation village of Great Dalby which names Rose Cottage as part of the interesting architecture. The village offers a range of local facilities including a highly regarded primary school, popular pub, church, milk bar, new children's play area and Village Hall. Three miles south-west of Melton Mowbray the village is well placed for access to Leicester and Market Harborough where the intercity station affords direct and fast access to London St Pancras.



The accommodation on offer comprises; entrance hall, snug, sitting room, dining room and kitchen with walk-in pantry to the ground floor. Spacious study, two double bedrooms, WC, large family bathroom with laundry room to the first floor. Second floor landing with door to the loft space, two further double bedrooms, one with a WC. Outside the property benefits from generous off

ENTRANCE HALL Storm porch with lantern to the part glazed door into the entrance hall, having a return spindle staircase to the first floor, radiator, single glazed sash window to the rear, Dorset Marron pattern tiled flooring and wooden doors off to the cellar, sitting room, snug and dining rooms.

CELLAR 16' 5" x 8' 11" (5.02m x 2.74m) Having an obscure glazed window to the spiral steps down to the good sized space having a further obscure double glazed window, power and lighting.

SNUG 13' 0" x 9' 4" (3.97m x 2.86m) Having the original single glazed sash window to the front aspect, radiator, TV aerial and telephone points, original slate fireplace and hearth, dado rail, ornate cornice and carpet flooring.

SITTING ROOM 16' 3" x 11' 10" (4.96m x 3.63m) Having a walk-in bay, double glazed sash window to the front aspect, open fireplace with exposed brick and wood surround with a slate hearth, dado rails, decorative cornice, TV aerial and telephone points, built-in cupboards and shelving into the chimney recess and carpet flooring.

DINING ROOM 14' 0" x 11' 6" (4.27m x 3.51m) Having double glazed french doors to the patio making a great space to entertain, radiator, feature fireplace with inset lighting with a stone mantel over, original built-in dresser and the old boiler cupboard, TV aerial and telephone points, carpet flooring and door through to the kitchen.

KITCHEN 10' 7" x 9' 11" (3.23m x 3.03m) Fitted with a range of cottage style base units topped with solid oak work surfaces, shelving, inset Belfast sink with mixer tap, space for an under counter fridge, original cast iron Range to the chimney breast with wooden mantel, new freestanding gas cooker with gas hob. Window and external door to the garden, Victorian pulley clothes airer, brick flooring and a door to the walk-in pantry.

WALK-IN PANTRY 8' 3" x 6' 6" (2.52m x 1.99m) Generous pantry having two sash windows to the rear aspect, space for a fridge/freezer, power points, lighting, fitted shelving with wine holders.

FIRST FLOOR LANDING Having a window to the rear aspect, radiator, carpet flooring and wooden doors off to the bedrooms and landing lavatory.

BEDROOM THREE 13' 9" x 11' 10" (4.2m x 3.63m) Having two single glazed sash windows to the front aspect, radiator, Victorian cast iron fireplace with slate hearth and carpet flooring.

BEDROOM FOUR 13' 0" x 9' 5" (3.98m x 2.88m) Having a single glazed sash window to the front aspect, radiator, Victorian cast iron fireplace with slate hearth, built-in storage cupboards, TV aerial point and carpet flooring.

LANDING LAVATORY Comprising of a low flush lavatory, wash hand basin, bathroom mirror with shelving, light and shaver socket. Obscure glazed window and vinyl flooring.

STUDY/BEDROOM FIVE 13' 11" x 10' 3" (4.26m x 3.14m) Having a single glazed sash window to the rear aspect, radiator, Victorian cast iron fireplace with slate hearth, airing cupboard to the chimney recess housing the new condenser boiler, carpet flooring, TV, telephone and broadband points. Door to the bathroom.

BATHROOM 13' 11" x 9' 8" (4.26m x 2.96m) Accessed from the study the spacious bathroom comprises of a low flush WC, pedestal wash hand basin and a panel bath with electric shower. Single glazed sash window to the rear aspect, light, electric shaver point, bathroom mirror with shelving and Blue tooth speakers. Radiator, loft access hatch, Victorian cast iron fireplace with slate hearth, part tiled walls and vinyl flooring. Door to the laundry room.

LAUNDRY ROOM Having a washing machine and condenser tumble dryer, four power points, cupboard within the eaves providing storage space and an obscure glazed window to the rear aspect.

SECOND FLOOR LANDING Having a window to the side aspect, having a walk-in storage cupboard and door giving access to the loft space.

BEDROOM ONE 14' 9" x 11' 10" (4.52m x 3.63m) Having a single glazed window to the front aspect with far reaching views across the village, electric radiator, TV aerial and telephone point, Victorian cast iron fireplace with slate hearth, beamed ceiling and carpet flooring.

BEDROOM TWO 13' 1" x 11' 1" (4.0m x 3.38m) Having a double glazed window to the side aspect with far reaching views of the village, electric radiator, Victorian cast iron fireplace with slate hearth, TV aerial point, carpet flooring and door to the ensuite toilet.

ENSUITE WC The old tank room, now comprising of a low flush lavatory and pedestal wash hand basin, extractor fan, spotlights and vinyl flooring.

FRONT ASPECT Generous block paved driveway providing ample off-road parking with established shrubs and tree beds creating privacy, with an outdoor electrical socket.

COTTAGE GARDEN A private walled cottage garden with a variety of shrub and flower beds, courtesy lighting, brick outbuilding and an outside lavatory both with lighting.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







road parking to the front and a private paved cottage courtyard to the rear. Sold with no chain.



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

