



30 Main Street, Great Dalby, Melton Mowbray,
LE14 2ET
£875,000

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

**30 Main Street
Great Dalby
Melton Mowbray
LE14 2ET**

Nestled in the charming village of Great Dalby, Melton Mowbray, this delightful detached house offers a perfect blend of modern living and rural tranquillity. Built in 2002, the property boasts four spacious bedrooms, making it an ideal family home. The well-designed layout of the home provides a comfortable and inviting atmosphere, perfect for both relaxation and entertaining. This property is not just a house; it is a place where memories can be made. With its modern features and spacious living areas, it is ready to welcome its new owners. If you are seeking a family home, with a one acre Paddock to the rear, in a peaceful setting, this property on Main Street is certainly worth considering.





Description

This exceptional detached family home, constructed in 2002, is set in the charming village of Great Dalby and enjoys a tranquil position with the advantage of a Paddock of just over one acre for those equestrian buyers. The property is approached via a private driveway that leads to both the main house and a separate, fully self-contained annexe, making it a unique and versatile offering.

As you enter the main house, a welcoming reception hallway greets you, setting the tone for the light-filled and well-planned living spaces beyond. A study provides an ideal space for working from home or quiet reading while the heart of the home lies in the spacious dining kitchen, which combines practicality with style and is complemented by a separate utility room for added convenience. For more formal occasions, the separate dining room is perfect for hosting and provides access to a generously sized living room, where you can relax and unwind. The dining room also flows seamlessly into a bright and airy conservatory, offering uninterrupted views of the rear garden and an inviting space for year-round enjoyment.

The first floor accommodates four beautifully proportioned bedrooms. The principal bedroom is a standout feature, offering ensuite facilities and a walk-in wardrobe, creating a private haven within the home. The second bedroom also boasts ensuite

facilities, while the remaining two bedrooms share a modern family shower room, ensuring comfort and convenience for all members of the household.

The property benefits from a completely self-contained annexe, perfect for multigenerational living, guest accommodation, or perhaps as a rental opportunity. The ground floor of the annexe features a breakfast kitchen and a contemporary shower room. Upstairs, the space transforms into a stunning open-plan area that serves as both a living and sleeping zone, characterized by its versatility and abundance of natural light. Additionally, the annexe incorporates a garage, further enhancing its practicality.

Externally, the property is equally impressive. To the front, there is ample parking for multiple vehicles, while the rear garden provides a peaceful retreat with its lush greenery and established flora. Beyond the garden, the paddock offers exceptional potential for equestrian use or other outdoor pursuits, adding to the appeal of this wonderful home.

Set amidst the idyllic countryside of Great Dalby, this property represents a rare opportunity to acquire a substantial family home with versatile accommodation and generous outdoor space, all within a desirable village location. Great Dalby is a picturesque village that offers a sense of community while being conveniently located near the amenities of Melton Mowbray. Residents can enjoy the beauty of the surrounding countryside, with plenty of opportunities for outdoor activities and leisurely walks.





Dining Room



Conservatory



Sitting Room



Kitchen



Main Bedroom



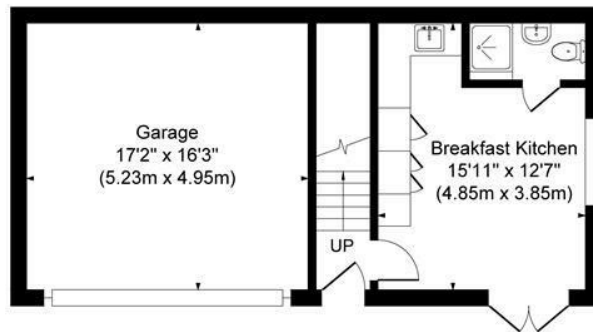
Bedroom 4



Bedroom 3

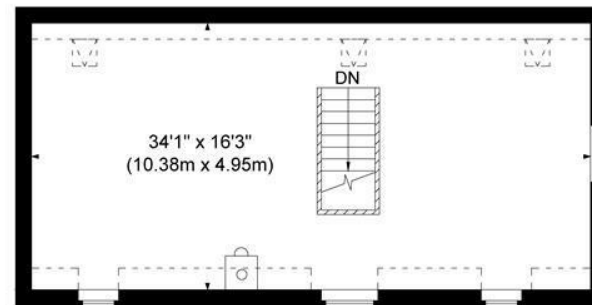


Bedroom 2

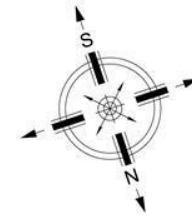


Garage

Annexe Ground Floor



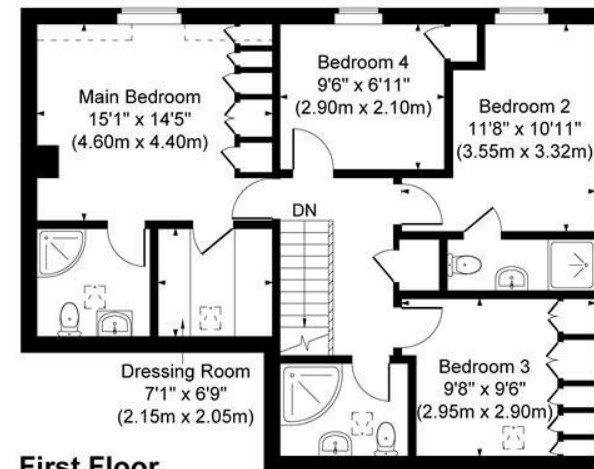
Annexe First Floor



30 Main Street, Great Dalby
Approximate Gross Internal Area
Main House = 183 sq.m/1971 sq.ft
Annexe = 76 sq.m/819 sq.ft
Garage = 26 sq.m/279 sq.ft
Total = 285 sq.m/3069 sq.ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 JonHolmesPhotography © 2024



Pond in back garden



- Detached Family Home
- Self Contained Annexe
- Spacious Living Accommodation
- Four Bedrooms
- Two En-Suites
- Driveway Parking / Double Garage
- Paddock Land To The Rear
- Tranquil Village Location



Paddock Area



rosier.vowed.neat



Garage & Annexe Entrance



Annexe Breakfast Kitchen



Annexe Bedroom



Annexe Sitting/Study



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