



3 Pebble Yard, Great Dalby, LE14 2HB

 **NEWTON FALLOWELL**

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Key Features

- Character Thatched Cottage
- Three Bedrooms
- Exposed Beamed Ceilings
- Two Reception Rooms
- Fitted Kitchen
- Bathroom & Downstairs Shower WC
- Basement Cellar
- Open Countryside Views
- EPC Rating D
- Freehold

Offers in excess of £300,000





Parking Arrangements: Driveway
 Windows: Double Glazed
 Heating: Gas
 Vendors Position: No Upward Chain
 Garden Orientation: Northeast Facing
 EPC Rating: D
 Council Tax Band: B
 Total Living Space: Approx: 1001 sqft

Situated in the desirable village of Great Dalby, this extended thatched cottage has a wealth of character features with exposed beamed ceilings and brickwork, latch and brace doors and delightful views over the open countryside. Offered for sale with no upward chain, the accommodation comprises in brief, entrance hall, living room, dining room, kitchen, cellar, rear lobby, downstairs shower room and WC. On the first floor are three double bedrooms and a family bathroom. There is a driveway providing off-road parking and an enclosed rear garden.

A unique opportunity to acquire this extended thatched cottage accessed via a double-glazed front door into the entrance hall and door leading through to the living room with double glazed windows on two sides, exposed beams and brickwork and ceiling spotlights. There is a generous sized dining room with a double glazed window to the rear aspect, fireplace with inset coal effect fire, beamed ceiling, door off to stairs rising to the first floor and door through to a kitchen fitted with an array of Shaker style wall and base units, butler sink, tiled splashbacks, freestanding cooker, exposed ceiling beams, two double glazed windows to the front aspect and stairs down to the basement cellar, ideal for storage. From the rear lobby is access to the rear garden and door through to a downstairs shower room housing the gas central heating boiler.





Stairs rising to the first-floor landing with doors off to three double bedrooms and a family bathroom.
A generous gravelled frontage provides off-road parking and gated access to the rear garden with delightful views over the open countryside.

Living Room 3.9m x 3.88m (12'10" x 12'8")

Dining Room 2.85m x 5.2m (9'5" x 17'1")

Kitchen 2.54m x 4.19m (8'4" x 13'8")

Inner Lobby 2.47m x 1.94m (8'1" x 6'5")

Downstairs Shower Room & WC

Cellar Room One 2.62m x 3.19m (8'7" x 10'6")

Cellar Room Two 2.62m x 3.19m (8'7" x 10'6")

First Floor Landing 3.52m x 1.93m (11'6" x 6'4")

Bedroom One 3.79m x 3.88m (12'5" x 12'8")

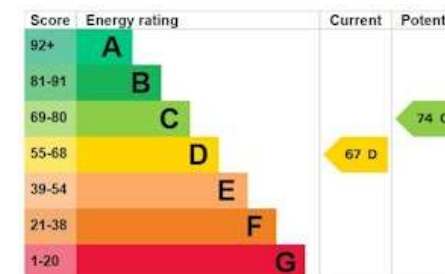
Bedroom Two 3.22m x 2.6m (10'7" x 8'6")

Bedroom Three 2.79m x 1.54m (9'2" x 5'1")

Bathroom







The graph shows this property's current and potential energy rating.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.