



White Cottage, 8 Chapel Lane, Old Dalby, LE14 3LA

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Key Features

- Detached Character Cottage
- Four Bedrooms
- Open Plan Living, Dining, Kitchen
- Lounge & Conservatory
- Utility Room & Cloakroom WC
- Bathroom & En-suite Shower
- NO UPWARD CHAIN
- Garage & Outbuildings
- EPC Rating D
- Freehold

£450,000



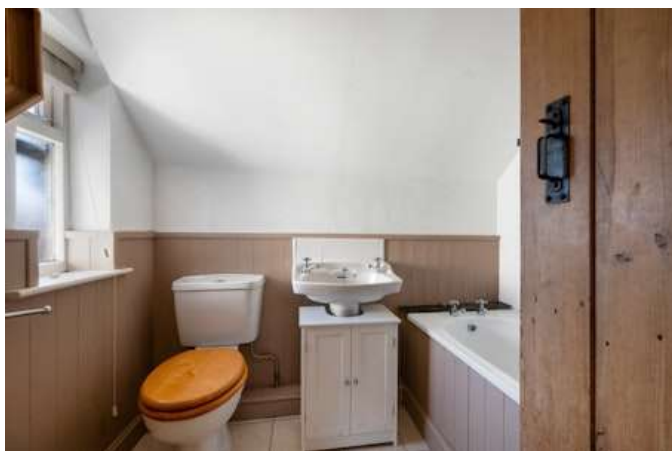


Parking Arrangements: Driveway & Garage
 Windows: Original
 Heating: Gas
 Vendors Position: No Upward Chain
 Garden Orientation: Southwest Facing
 EPC Rating: D
 Council Tax Band: D
 Total Living Space: Approx 1216 sqft

Situated in the lovely, rural village of Old Dalby with an active community having a pre-school, Primary School, St John the Baptist Church, and The Crown public house and restaurant. The Village Hall in the centre of the village is the meeting place for several local societies. This spacious, detached cottage has a wealth of character features with exposed ceiling beams and latch and brace doors. Offered for sale with no upward chain, the accommodation comprises in brief, entrance hall, cloakroom WC, an open plan living, dining, kitchen, utility room, lounge and conservatory. On the first floor are four double bedrooms, the main bedroom having an en-suite shower room and a family bathroom. There is a driveway providing ample off-road parking leading to an integral garage, two useful outbuildings and an enclosed rear garden.



Accessed via the original wooden glazed door with storm porch into the entrance hall with terracotta tiled flooring which continues through to the open plan living/dining/kitchen, under-stair storage cupboard, stairs rising to the first floor and door to cloakroom WC having a two piece white suite. The spacious living room has windows to the front and side aspects, exposed beams to the ceiling, TV point, a feature fireplace with inset log burner and French doors opening into a conservatory with doors leading to the rear garden. A particular highlight is the open plan living, dining, kitchen fitted with 'country style' wall and base units, a Range cooker, sink and drainer, peninsula island, tiled splashbacks and tiled floor, space for a freestanding fridge freezer, space to dine, feature brick fireplace and a



window to the front aspect. Door through to a utility room with a continuation of the tiled flooring, space and plumbing for a washing machine, sink and drainer and courtesy door into the garage. Stairs rising to the first-floor landing with doors off to four good sized bedrooms, the main bedroom having an en-suite shower room and a family bathroom. There is also eaves storage in the roof space.

The enclosed rear garden has a paved patio seating area, step up to an area laid to lawn and hedging and fencing to the boundaries. There is a gravelled area to the side of the property providing ample off-road parking and two outbuildings ideal for storage.

Lounge 6.43m x 4.01m (21'1" x 13'2")

Conservatory 4.01m x 2.5m (13'2" x 8'2")

Living Dining Kitchen 3.98m x 5.64m (13'1" x 18'6")

Utility Room 2.32m x 2m (7'7" x 6'7")

Bedroom One 3.69m x 3.49m (12'1" x 11'6")

En-suite Shower 2.43m x 1.17m (8'0" x 3'10")

Bedroom Two 3.25m x 3.48m (10'8" x 11'5")

Bedroom Three 2.99m x 2.67m (9'10" x 8'10")

Bedroom Four 3.56m x 2.04m (11'8" x 6'8")

Dressing/Playroom 2.76m x 2.09m (9'1" x 6'11")

Family Bathroom 2.1m x 1.74m (6'11" x 5'8")







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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: D

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.