



42, Rose Cottage Main Street, Great Dalby, LE14 2ET

 **NEWTON FALLOWELL**

5 1 3

Key Features

- Superb Character Property
- Five Double Bedrooms
- Three Storey House
- Three Reception Rooms
- Three Cloaks/WC
- Fitted Kitchen, Pantry & Cellar
- Many Period Features
- Desirable Village Location
- EPC Rating E
- Freehold

Guide price £480,000





Parking Arrangements: Driveway
 Windows: Double Glazed
 Heating: Gas & Electric
 Vendors Position: Buying On
 Garden Orientation: Northwest
 EPC Rating: E
 Council Tax Band: D
 Total Living Space: Approx 2000 sq ft

This impressive three storey, period property situated in the highly sought after village of Great Dalby was built in 1887 and offers a wealth of character features. Neutrally decorated throughout with a modern feel, high ceilings and original fireplaces, the spacious accommodation comprises in brief, entrance hall, three reception rooms, fitted kitchen, a walk-in pantry and a basement cellar. Stairs rising to the first floor with doors off to a separate WC, three double bedrooms, a bathroom and laundry room. On the second floor are two further double bedrooms and a cloakroom WC with storage in the eaves. There is a good sized, block paved driveway providing ample off-road parking with mature shrubs and bushes and an electric socket. To the rear is a walled cottage garden mainly paved with established plants and shrubs, an outbuilding and WC both with lighting.

Rose Cottage is accessed via the front door having the original stained-glass window with doors off to two reception rooms, stairs rising to the first floor and an under-stair storage cupboard. The main sitting room has a 'walk-in' bay sash window to the front aspect, an open fireplace with surround and hearth, and shelving and storage in the recesses. The living room has a window to the front aspect and a feature fireplace with a slate surround and hearth and TV point. Further door leading to a dining room having a feature open fireplace with wooden mantle, storage cupboards either side and French doors to the side aspect. This room opens into the kitchen having Cotswold style units, wooden worktops, shelving, double Belfast sink with mixer tap, original brick flooring and cast-iron range, freestanding cooker, door and window to the side aspect and door off to a useful 'walk-in' pantry with two windows to the side aspect. Stairs down to a basement cellar currently used for storage.



Stairs rising to the first floor landing with doors off to a cloakroom WC having a two piece suite, a fitted mirror with sensor lighting and new flooring, and three double bedrooms all having feature cast iron fireplaces, a spacious bathroom having a white three piece suite comprising a low flush WC, wash hand basin and bath with an overhead shower, vinyl flooring and an illuminated LED mirror with bluetooth speakers. There is a laundry room off the bathroom with space and plumbing for a washing machine and tumble dryer.



Stairs rising to the second-floor landing with a door off to a cloakroom WC having a two-piece suite; this room was formerly the tank room which captured rainwater to flush the WC on the first floor. On this floor are two further double bedrooms which are heated by thermostatically controlled electric radiators.

Outside to the front is a block paved driveway providing ample off-road parking and to the rear is a pretty cottage walled garden.

Entrance Hall

Sitting Room 4.91m x 3.65m (16'1" x 12'0")

Living Room 3.81m x 2.87m (12'6" x 9'5")

Dining Room 4.27m x 3.5m (14'0" x 11'6")

Kitchen 3.05m x 3.26m (10'0" x 10'8")

Walk-in Pantry

Cellar 3.81m x 2.57m (12'6" x 8'5")

Bedroom One 4.27m x 3.5m (14'0" x 11'6")

Bedroom Two 4.01m x 3.64m (13'2" x 11'11")

Bedroom Three 4.01m x 2.88m (13'2" x 9'5")

Bathroom 3.05m x 3.28m (10'0" x 10'10")

Bedroom Four 4.52m x 3.64m (14'10" x 11'11")

Bedroom Five 3.33m x 2.84m (10'11" x 9'4")







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		B0 C
55-68	D		
39-54	E	52 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.