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68 Dalby Road, Melton Mowbray, LE13 0BH

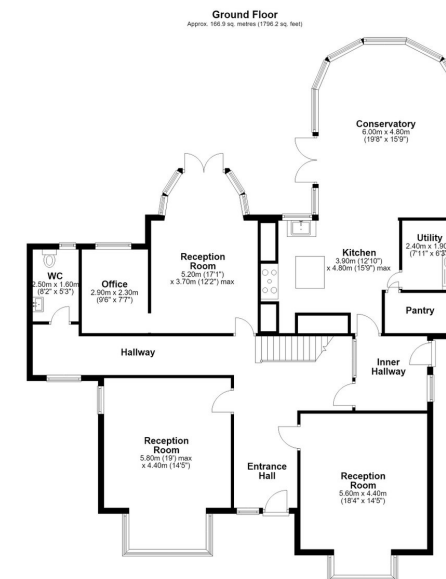
£875,000

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- Five double bedrooms
- Landmark detached period residence
- Generous and versatile accommodation
- Wealth of character features
- Established private gardens
- Ample off-road parking
- Rare opportunity to acquire a home of significant local character
- South facing garden
- Three reception rooms
- Six metre conservatory





Total area: approx. 295.0 sq. metres (3175.8 sq. feet)

The Gables is an impressive and distinctive five bedroom Victorian detached residence occupying a substantial plot on one of Melton Mowbray's most established roads. Brimming with character and period charm, the property offers spacious and versatile accommodation while retaining many of the architectural features that make homes of this era so desirable. Set on Dalby Road behind mature landscaping, the property enjoys a sense of privacy and space rarely found so close to the town centre, making it ideally suited to modern family life whilst preserving its original elegance.

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	