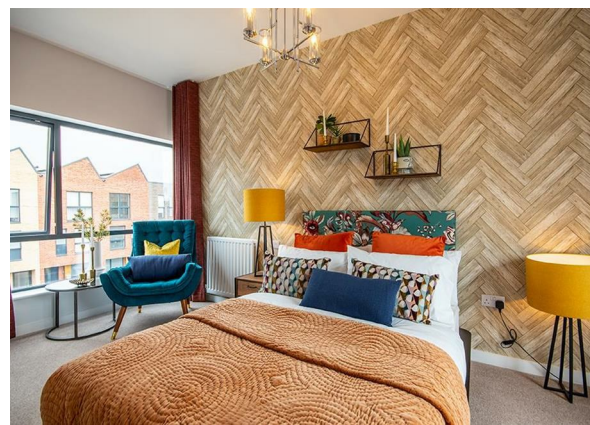
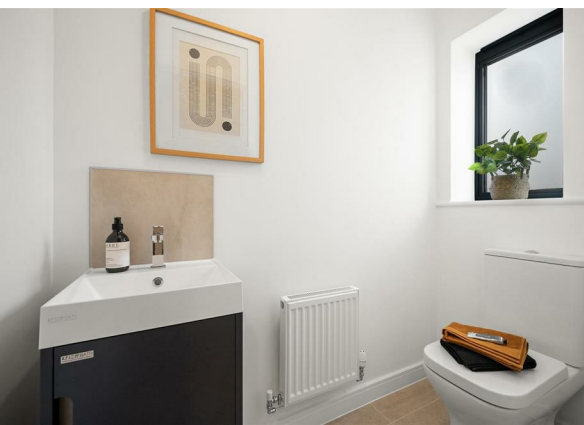


Orchard, Station Road Station Lane, Old Dalby, Melton Mowbray, LE14 3ND

Asking price £485,000

Council Tax Band: New Build

H&H
BESPOKE



Coming autumn 2026 a brand-new development located in the picturesque village of Old Dalby. Dalby Gate has an exclusive collection of two, three and four bedroom beautifully designed homes, designed and built by Pelham Homes and Norse Homes.

This detached house features four bedrooms and includes a single garage. Upon entering, you're welcomed by an entrance lobby that provides access to the staircase leading to the first floor. The ground floor includes a study, a lounge, and an expansive open-plan kitchen and dining area, complete with double French doors that open onto the enclosed rear garden.

On the first floor, you will find three double bedrooms, along with a single bedroom. One of the bedrooms includes an ensuite shower room, and there is also a family bathroom available for convenience.

We're now taking viewing appointments, please book your appointment directly with our Sales team. At this stage of the development, children are not permitted on site for safety reasons. For your protection,



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