



26 Main Street, Great Dalby  
£350,000

 **NEWTON FALLOWELL**

## 26 Main Street

### Great Dalby, Melton Mowbray

Situated in the popular village of Great Dalby is this extended and refurbished detached cottage having a wealth of character features to include exposed ceiling beams and brickwork and latch and brace doors with a contemporary design. Having the benefit of gas central heating and off-road parking to the side of the property, the accommodation comprises in brief, sitting room, fitted kitchen, utility room and cloakroom WC. On the first floor are two double bedrooms and a modern bathroom suite. Outside to the front is a picket fence overlooking the village green and an enclosed rear garden.

Accessed via an oak, stable door into the sitting room with a window to the front aspect, exposed ceiling beams, an inset log burner with feature brick surround and hearth, wooden flooring, radiator and TV point opening through to the kitchen with two windows to the front aspect, a modern range of wall and base units, straight edge worktops, a breakfast bar, a Range cooker, extractor hood, tiled splashbacks, integrated dishwasher, space for fridge/freezer and ceiling spotlights. The utility area has a window to the front and door leading to the rear garden, space and plumbing for a washing machine and tumble dryer and door leading through to a cloakroom WC. Stairs rising to the first floor with doors off to two double bedrooms and a contemporary bathroom fitted with a three piece white suite comprising a low flush WC, wash hand basin, an 'L' shaped bath with shower screen and heated towel rail.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





There is a gravelled area providing off-road parking accessed via Top End and a lovely, enclosed cottage garden having an array of mature shrubs and bushes and gravelled seating area.

Viewings are highly recommended to appreciate the size and standard of the charming accommodation on offer.

#### **Porch**

6' 4" x 7' 7" (1.94m x 2.30m)

#### **Living Room**

16' 1" x 12' 10" (4.91m x 3.92m)

#### **Dining Kitchen**

10' 7" x 16' 0" (3.23m x 4.88m)

#### **Utility Room**

#### **Cloakroom WC**

#### **Bedroom**

13' 9" x 11' 1" (4.18m x 3.38m)

#### **Bedroom**

11' 10" x 12' 9" (3.61m x 3.89m)

#### **Bathroom**

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

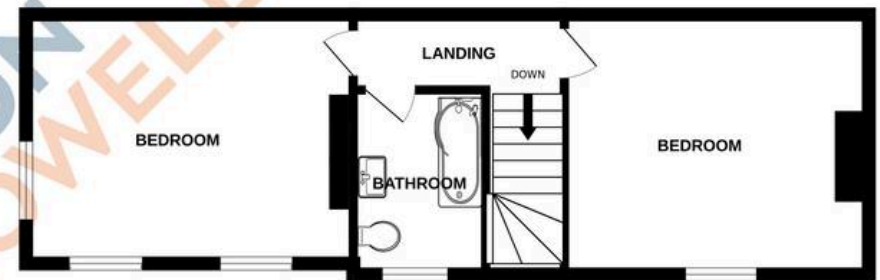
EPC Environmental Impact Rating: D



GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

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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## Newton Fallowell - Melton Mowbray

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