

1st Floor Plan:

- Front Porch: 4.0m x 3.80m
- Lounge: 23.4' x 8.6' (7.10m x 2.60m)
- Bedroom 2: 15.5' x 15.1' (4.70m x 4.60m)
- Bedroom 3: 13.7' x 13.7' (4.20m x 4.15m)
- Bedroom 4: 9.10' x 8.10' (2.80m x 2.70m)
- Bedroom 1: 25.3' x 13.9' (7.70m x 4.20m)
- Bathroom: 13.7' x 12.6' (4.10m x 3.80m)
- Toilet: 5.70m x 4.00m (18.7' x 13.1')
- Study: 13.9' x 9.10' (4.20m x 3.00m)
- Kitchen: 15.8' x 13.9' (4.77m x 4.20m)
- Dining: 13.9' x 13.9' (4.20m x 4.20m)
- Living Room: 27.9' x 14.6' (8.45m x 4.50m)
- Annex Lounge: 18.8' x 10.1' (5.70m x 3.34m)
- Annex Bedroom: 14.1' x 11.0' (4.54m x 3.34m)
- Annex Shower Room: 14.1' x 8.2' (4.54m x 2.40m)
- Annex Utility Room: 13.1' x 7.10' (4.00m x 2.40m)
- Annex Kitchen: 13.1' x 7.10' (4.00m x 2.40m)
- Garage: 22.0' x 18.8' (6.70m x 5.70m)





This substantial contemporary home has been architecturally designed to take advantage of its idyllic position, with far-reaching open countryside views. Located on the edge of this popular village, the property enjoys a quiet spot whilst being within close proximity of the market town of Melton Mowbray. Within the village there is a range of local facilities including a Farm shop, primary school, popular public house, church, Methodist Chapel and a village hall. More extensive local facilities are available in the market town of Melton Mowbray. Great Dalby is particularly well situated for access to Leicester and for those commuting to London, Grantham train station is approximately 30 minutes by car with easy parking and offers a direct train to Kings Cross in approximately 1 hour.

Externally, the property offers a spacious driveway to the front which provides off-road parking space for multiple cars. There is an integral double garage with electric doors, paved pathway leading to the front door, lawned front garden and gated side access leading to the back of the property. The rear garden has been fully landscaped to offer a spacious area of lawn, raised patio terrace for alfresco dining and a separate enclosed area with summer house and covered outdoor bar/bbq area.

The internal accommodation comprises a feature entrance hall with vaulted ceiling and fully glazed stairwell, downstairs cloakroom, home office, large living room with log burner and bifold doors and a stunning open plan designer kitchen with centre island, integral appliances and bifold doors onto the terrace. A doorway leads into the self-contained annexe, with access into the double garage and a separate external door meaning that you don't need to come through the main house if preferred. The annexe offers a kitchen, shower room, one bedroom and good size living room with French doors to the garden.

To the first floor you will find the large master suite with impressive designer ensuite bathroom with stand-alone tub and rainfall shower, French doors onto a balcony with stunning open views. Stairs lead up to an attic room which offers a walk in wardrobe and dressing area. Bedroom 4 also enjoys use of the balcony and an ensuite shower room, bedroom 2 has a Juliet balcony and ensuite shower room and bedroom 3 has an ensuite shower room and stairs up to an attic room which could be used as another bedroom, games room/ dressing room.