

# Holdings

A Modern Estate Agent



26A The Green, Melton Mowbray, LE14 3LL

£950,000

An individually designed detached village residence overlooking The Green in sought-after Old Dalby, offering over 2,700sqft of beautifully presented and versatile accommodation arranged across two floors. Built by the current vendor approximately sixteen years ago, this exceptional home combines generous living spaces, luxury features and a prime village setting ideal for modern family living and entertaining.

## Summary

Occupying a discreet and highly desirable position overlooking The Green in the sought-after village of Old Dalby, this individually designed detached residence offers an exceptional blend of contemporary living, generous proportions and refined craftsmanship. Constructed by the current vendor approximately sixteen years ago, the property has been thoughtfully designed to provide versatile accommodation extending to over 2,700 square feet, with an emphasis on space, natural light and quality throughout.

Approached via a private setting in the heart of this well regarded village, the property immediately conveys a sense of exclusivity and understated elegance. Internally, the accommodation is both substantial and flexible, ideally suited to modern family living whilst equally appealing to those seeking multi-generational space or the ability to work from home.

The ground floor centres around an impressive reception hallway which leads to a superb principal bedroom suite complete with dressing area and en suite facilities, together with an additional double bedroom suite and a further study or occasional bedroom. A spacious laundry room and separate wine cellar add a practical yet luxurious touch, whilst the integral garage provides further convenience and storage.

To the first floor, the property opens into a remarkable living and entertaining space of outstanding proportions, enjoying elevated views and an abundance of natural light. The expansive living room flows seamlessly towards a beautifully appointed kitchen, creating a sociable and contemporary environment ideal for both everyday living and formal entertaining. The first floor arrangement has been cleverly designed to maximise the outlook and sense of openness, with the accommodation further complemented by additional cloakroom facilities.

This individual property boasts a thoughtful layout and versatility throughout, creating the excellent balance between private bedroom space and extensive reception areas.

Old Dalby remains one of the area's most desirable villages, appreciated for its attractive surroundings, strong community feel and excellent accessibility to Melton Mowbray, Nottingham, Leicester and the Vale of Belvoir. The property is also well placed for access to a range of highly

regarded schooling and transport links.

A rare opportunity to acquire a bespoke village home of considerable quality and distinction in an enviable setting.

## Extra Information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

# Floor Plan



Total floor area: 252.1 sq.m. (2714 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.properhub.co

# Area Map



# Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

9 Bedford Square, Loughborough, Leicestershire, LE11 2TP  
 Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk