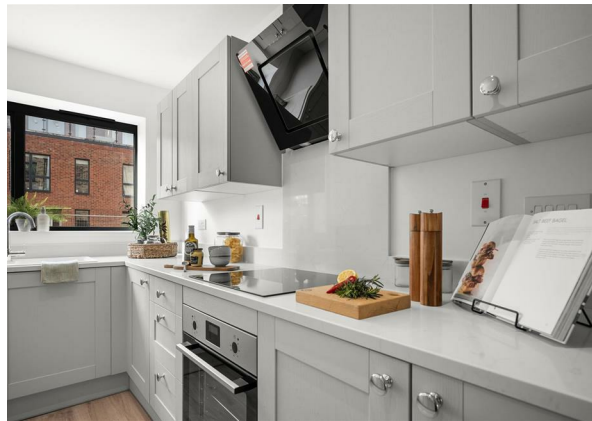
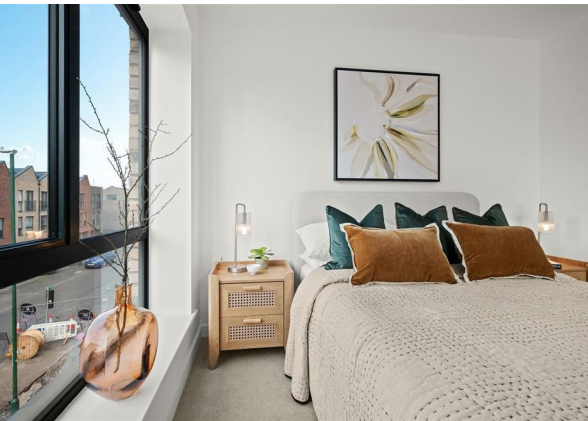


Oakwood, Station Lane, Old Dalby, Melton Mowbray, LE14 3ND  
Asking price £265,000  
Council Tax Band: New Build

H&H  
BESPOKE



Coming late summer 2026 and 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 beautifully presented semi-detached two-bedroom, two-storey home offers spacious and versatile living, complete with parking for two cars. It has been crafted with modern lifestyles in mind, with spacious interior, high-quality finishes and energy-efficient features to ensure that it is both stylish and practical.

As you enter the entrance hall to this two-bedroom home, you are greeted by a staircase leading to the first floor. The fully equipped kitchen is situated at the front of the property, offering an open-plan layout that seamlessly connects to the dining area and lounge.



13 Sherrard Street, Melton Mowbray, Leicestershire, LE13 1XH  
 0333 242 3760  
 Beth@houseandhomebespoke.co.uk

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