

Alexanders



Church Lane

Thorpe Satchville

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FIRST CLASS WAITING ROOM



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Church Lane

Thorpe Satchville

- Attractive spacious character family home
- Detached self-contained studio
- Three open plan reception areas
- Breakfast kitchen with family room and outdoor living space
- Utility, cloakroom
- Four bedrooms, family bathroom, en-suite
- Private gated driveway
- Landscaped gardens
- EPC Rating C / Council Tax Band E / Freehold

General Description

York Cottage is a charming spacious character four-bedroom home dating back to the 17th century on a generous plot having undergone a high level of improvements with a spacious open plan feeling maintaining a wealth of character throughout with a detached self-contained studio.

With three open plan reception areas, breakfast kitchen with an island, family room off and bi-fold doors opening to an oak timber frame structure perfect for al fresco dining. This home offers fabulous living and entertaining space for a family.

Location

Thorpe Satchville is an unspoilt hilltop village situated between Melton Mowbray and Leicester. The village is well known as an equestrian centre and offers typical village amenities with more extensive facilities available at Great Dalby, Twyford, Queniborough, Syston and Melton Mowbray.

Agents Note

Spacious family home with the look of a chocolate box cottage.

There is planning consent to replace the thatch with slate if desired and extend the master bedroom.





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Accommodation Summary

Ground Floor: Sitting room, dining area, snug area, kitchen, family room, utility, cloakroom, outdoor living space.

First Floor: Four bedrooms, family bathroom, en suite.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01664) 896332.

Tenure

Freehold

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH (Tel: 01664 502502). Council Tax Band E.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

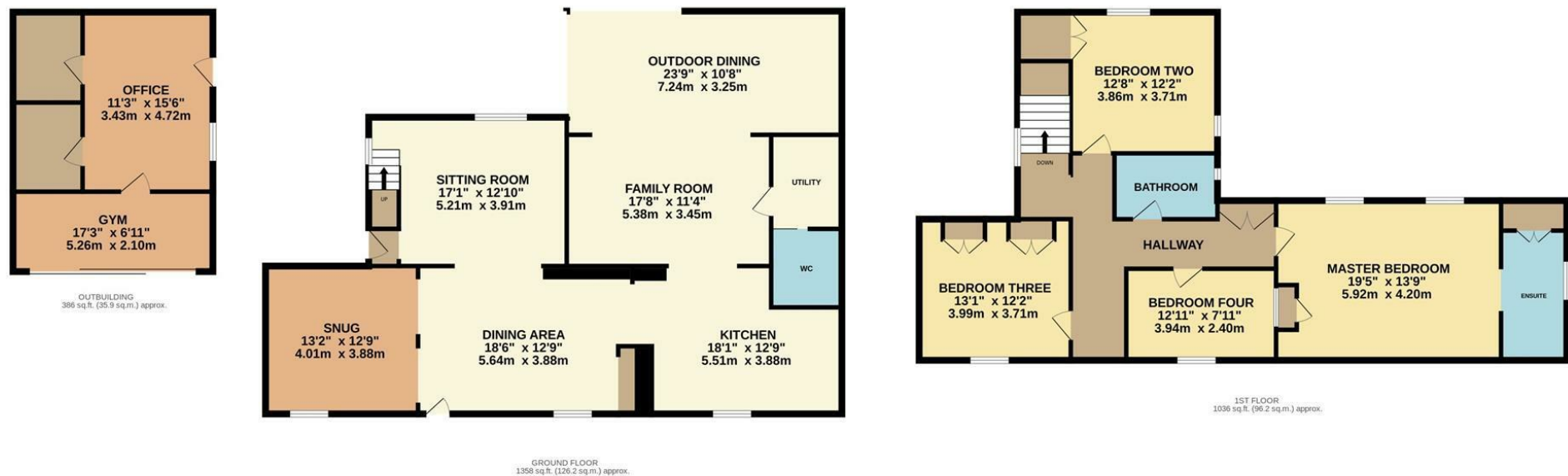
Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





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TOTAL FLOOR AREA : 2780 sq.ft. (258.3 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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LE13 1XD

Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



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