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- Detached Period Family Home
- Recently Renovated To A High Standard
- Detached Home Office/Gym
- Potential For Self-Contained Annexe
- Four Double Bedrooms, Three Bathrooms
- Immaculately Presented Throughout
- Well-Maintained Garden
- Five Reception Rooms
- Stunning Open Plan Living Kitchen
- Quiet Village Location

The Field, Somerby, LE14 2PT

A substantially extended double-fronted period property, situated in a quiet position within the attractive village of Somerby. The property has recently undergone significant renovation and perfectly combines a modern interior with original character features. A detailed list of the work carried out is available from the agent on request, including: new carpets throughout, new oil burner unit and new radiators throughout.

The immaculately presented accommodation comprises an entrance hallway, large lounge with log burner, snug also with log burner, study, beautiful sitting room with feature vaulted ceiling and exposed brick fireplace with wood burner, bifold doors leading through to conservatory. The rear of the ground floor offers a stunning open plan living/dining room with lantern ceiling light, kitchen with Rangemaster Nexus SE and bifold doors onto the garden terrace. A rear porch offers a utility boot room and a cloakroom. The first floor offers three double-bedrooms, one benefitting from an ensuite shower room and the others serviced by the main family bathroom featuring a separate shower and free standing bathtub with window enjoying views of the garden. The second floor offers a spacious master suite with bespoke fitted wardrobes and ensuite shower room.

The property is equally as well-presented to the outside, being approached to the side through a five-bar gate which leads to a good size driveway for off-street parking. The detached garage has been recently converted to a gym/home office space, could potentially lend itself to a self-contained annexe STPP. Beyond the garage is a beautifully maintained good-size garden, featuring a large patio terrace which is accessed from the bifold doors of the open plan living/kitchen, creating a perfect indoor/outdoor feel for Alfresco dining and entertaining. The lawns wrap around the property, with mature hedges to the borders creating privacy and backing onto the village allotment with countryside views beyond.

The lovely village of Somerby is positioned just on the Rutland border, offering good amenities including a village store with post office, primary school, public house, church, village hall, children's play area with sports pitch and a renowned equestrian centre and livery yard. The village is within the catchment area for the popular education facility Catmose College, located in the nearby market town of Oakham which offers further amenities. For commuters, Leicester and Peterborough are both within easy reach with trainline links.





For more information, please contact a member of the team. For enquiries outside of normal office hours: outofhours@moorestateagents.com

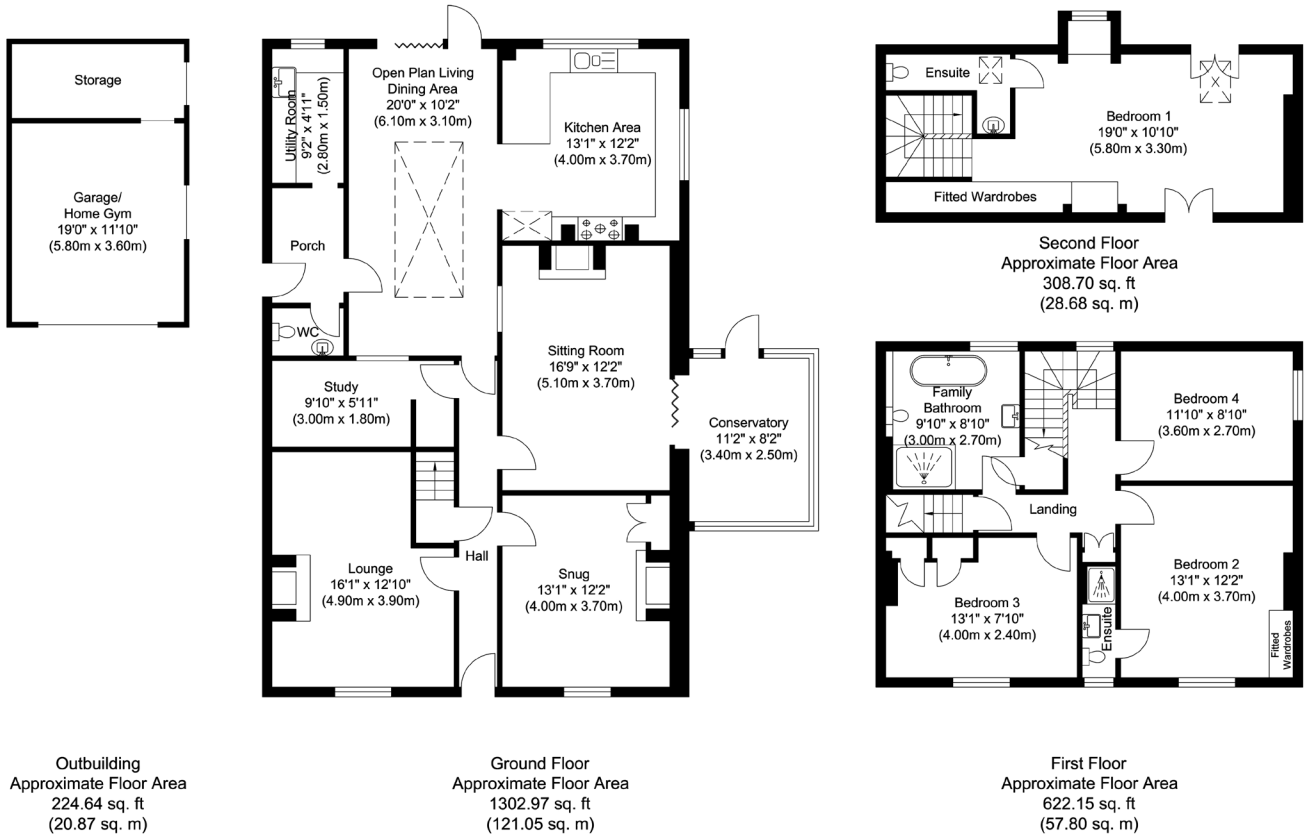


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