



Church View, Somerby

A spacious and versatile four-bedroom detached home located in the sought after village of Somerby. Early viewing is advised.

FEATURES

- Detached Home Situated
In A Prime Village Location
- Ground Floor Master Bedroom
with En-suite
- Three Comfortable First Floor Bedrooms
- Enclosed Rear Garden
- Off Road Parking & Garage
- Spacious Entrance Hall





ACCOMMODATION

The ground floor features a bright double-height entrance hall, a generous living room with a feature log burner and access to the garden, and a versatile study/dining room. The spacious kitchen/breakfast room is fitted with a range of units, including an oil-fired Rayburn, and opens into a separate utility room. The double height spacious master bedroom is located on the ground floor and benefits from triple-aspect windows, built-in wardrobes, and a large en-suite bathroom. Underfloor heating runs throughout the ground floor, zoned for individual room control. This property also benefits from a central clean air distribution system.

Upstairs, the landing leads to three further bedrooms; one bedroom including a second 4 piece en-suite, along with a modern family shower room.

The light and airy atmosphere of Church View and the flexibility of use that comes from having bedrooms and bathrooms on both levels capturing different and enticing views from each room, in a very pretty setting, makes it a quite unique home.

To book a viewing call our area experts

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EXTERNAL

Externally, there is ample off-road parking, a detached garage, and beautifully landscaped rear gardens with lawn, terracing, and mature planting perfect for al fresco dining and entertaining offering a large degree of privacy.

Somerby is a popular village between Oakham and Melton Mowbray with a thriving community. Facilities include a primary school, award winning pub, village shop and a village hall. The nearby towns of Oakham and Melton Mowbray provide excellent amenities for shopping and local commerce. Additionally, Somerby is within catchment area of Ofsted rated 'Outstanding' Catmose College as well as 'Outstanding' rated Harington School and MV16 College for 6th Form education.



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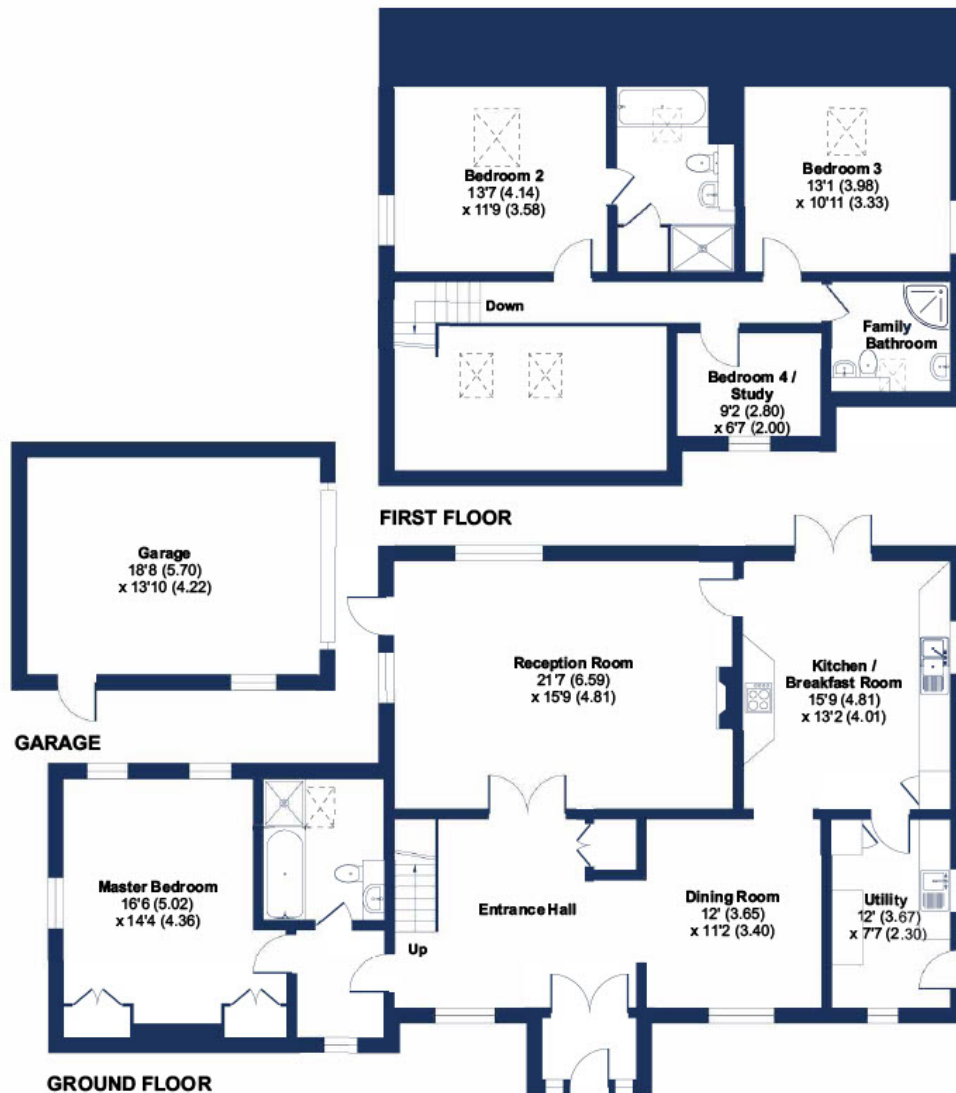
High Street, Somerby, Melton Mowbray, LE14

Approximate Area = 2185 sq ft / 202.9 sq m

Garage = 259 sq ft / 24 sq m

Total = 2444 sq ft / 226.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Moores Estate Agents. REF: 1281997



EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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