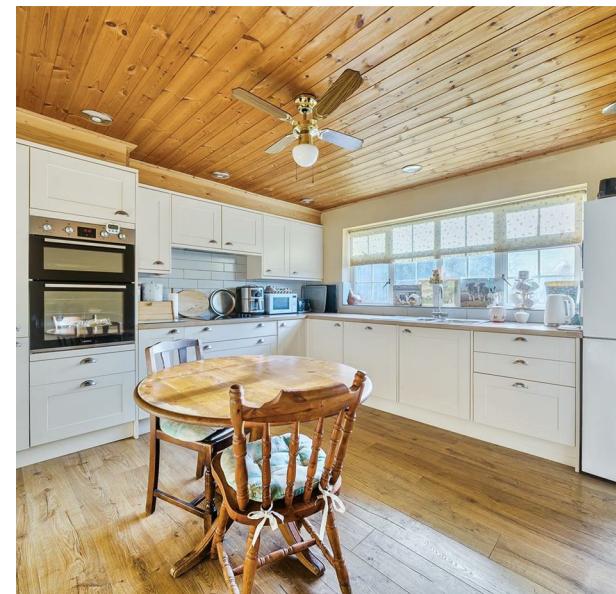


1 Church Lane, Thorpe Satchville, Melton Mowbray, LE14 2DF

Offers in the region of £400,000

Council Tax Band: E

H&H  
BESPOKE



OPEN HOUSE VIEWING EVENT SATURDAY 14TH FEBRUARY 10-11AM - NO APPOINTMENT NECESSARY.

Set along the desirable Church Lane in the sought-after village of Thorpe Satchville, this spacious five-bedroom home presents an excellent opportunity for buyers looking to create a property tailored to their own style and needs.

The home offers generous and flexible accommodation, with five well-proportioned bedrooms ideal for family living, home working or guest space. A welcoming reception room sits at the heart of the property, providing a comfortable setting for everyday living and entertaining.

This property presents an excellent opportunity for buyers to modernise and enhance to their own taste, allowing you to create a home that truly reflects your lifestyle. With its generous footprint and flexible



13 Sherrard Street, Melton Mowbray, Leicestershire, LE13 1XH  
0333 242 3760  
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## Church Lane, Thorpe Satchville, Melton Mowbray, LE14

Approximate Area = 1853 sq ft / 172.1 sq m

Limited Use Area(s) = 132 sq ft / 12.2 sq m

Garage = 425 sq ft / 39.4 sq m

Total = 2410 sq ft / 223.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2025.  
Produced for House and Home Bespoke. REF: 1385148

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	