



MAIN STREET, PICKWELL

Asking Price Of £895,000

Four Bedrooms

Freehold

DETACHED HOUSE

FOUR RECEPTION ROOMS

TWO ENSUITES

COUNTRYSIDE VIEWS

GARAGE AND DRIVEWAY

FOUR DOUBLE BEDROOMS

VILLAGE LOCATION

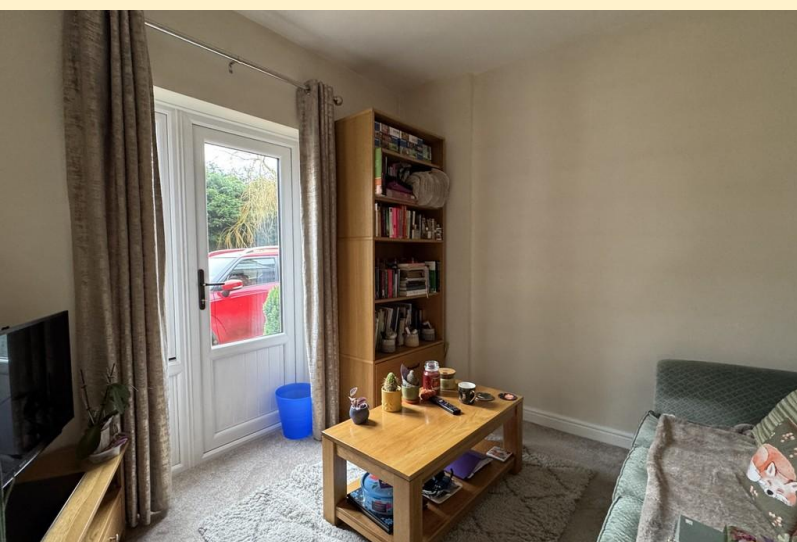
GOOD COMMUTER LINKS

COUNCIL TAX BAND F

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This beautifully presented detached four bedroom house is situated in the village of Pickwell, occupying a plot of approximately 0.33 of an acre and enjoying open country side views in a secluded position. Pickwell is a tranquil village on the Leicestershire/Rutland borders and benefits from the village hall which is used for a range of events and group meetings throughout the year bringing the community together. Somerby village lies one mile away offering local amenities such as a village shop, post office, doctors surgery and primary school. The village is located between the well-served market towns of Oakham and Melton Mowbray

The accommodation has been extensively renovated by the current owner and briefly comprises; storm porch, entrance hallway, cloakroom, sitting room, family room, garden room, breakfast kitchen, utility room, study and inner hallway to the ground floor. Four double bedrooms, two ensuites and a family bathroom to the first

STORM PORCH Timber and brick porch with courtesy lighting to the part glazed front door.

ENTRANCE HALL 5' 8" x 10' 0" (1.74m x 3.05m) Having a spindle stair case to the first floor, window to the front aspect and Karndean flooring.

CLOAKROOM 4' 9" x 4' 10" (1.45m x 1.48m) Comprising of a close coupled WC and vanity unit wash hand basin. Obscure glazed window, part tiled walls and Karndean flooring.

SITTING ROOM 19' 6" x 18' 1" (5.95m x 5.52m) Spacious and nicely proportioned room having a walk-in bay window to the front aspect, window and french doors opening out onto the patio in the rear garden with views over the pasture land and a further door through to the conservatory. Feature inglenook fireplace with an open Rutland fire and windows to the recesses, beamed ceiling, inset LED lighting, two radiators and carpet flooring.

GARDEN ROOM 13' 5" x 13' 4" (4.10m x 4.08m) A great space to enjoy the views all year round, having had a new roof and new windows with fitted blinds and french doors opening onto the patio area. Central light pendant, radiator and tiled flooring.

FAMILY ROOM 12' 9" x 13' 8" (3.89m x 4.18m) Having windows and door to the rear patio area, beamed ceiling, two radiators and Karndean flooring.

KITCHEN/BREAKFAST ROOM 14' 7" x 14' 11" (4.45m x 4.55m) Fitted with bespoke wall, base and drawer units by John Smiths of Melton Mowbray topped with work surfaces, housing for an American style fridge freezer, central island breakfast bar with tower charging tower, further storage and drawers. Inset double Belfast sink with mixer tap over. Integrated appliances include an Neff eye level double Neff oven and grill, Neff induction hob and a Bosch dishwasher. French doors opening onto the patio, window to the side aspect, large walk-in pantry (1.29m x 1.87m), inset LED lighting, two light pendants to the breakfast bar, beamed ceiling and Karndean flooring.

UTILITY ROOM 13' 10" x 10' 0" (4.22m x 3.05m) Generous utility area having a base unit topped with work surface, stainless steel sink and drainer unit, space and plumbing for a washing machine and tumble dryer, cupboard housing the oil central heating boiler which is only 3 years old, full height fitted storage cupboards, radiator, cushioned vinyl flooring, window and external stable door to the side.

STUDY 10' 4" x 9' 6" (3.15m x 2.92m) Having a window and external door to the front, radiator and carpet flooring.







Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

floor. Outside the property benefits from a horseshoe driveway, generous off road parking, double garage and a large rear garden backing onto the open countryside, intruder alarm.