



**MAIN STREET, PICKWELL**

**Asking Price Of £875,000**

**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**

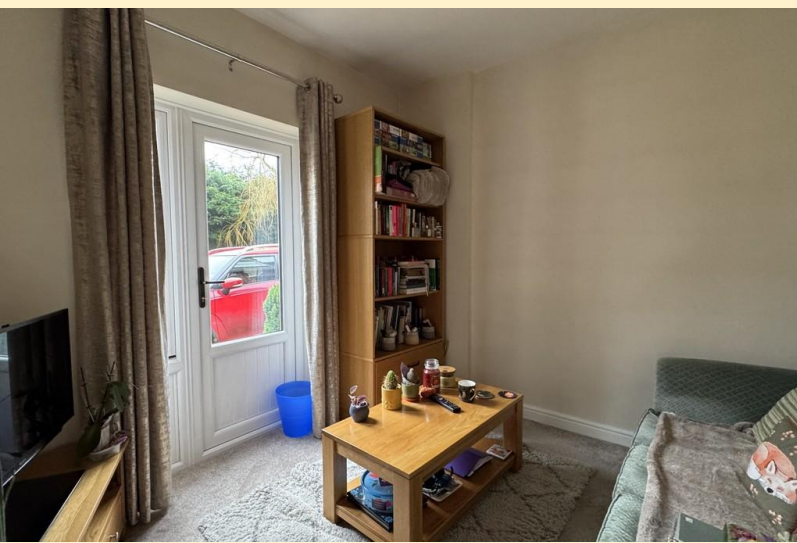
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This beautifully presented detached four bedroom house is situated in the village of Pickwell, occupying a plot of approximately 0.33 of an acre and enjoying open country side views in a secluded position. Pickwell is a tranquil village on the Leicestershire/Rutland 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 ensembles and a family bathroom to the first 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.

**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 Kamdean 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 Kamdean 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 Kamdean 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 Kamdean 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.

**INNER HALLWAY** Having stairs leading to the second bedroom and a personnel door into the garage.

**LANDING** Taking the stairs from the entrance hallway to the first floor gallery landing having two Velux windows, hatch with pull down ladder to the loft space, carpet flooring and doors off to;

**BEDROOM ONE** 15' 7" x 15' 8" (4.75m x 4.80m) Having dual aspect windows making the most of the views, two radiator, his and hers fitted wardrobes by John Smiths, carpet flooring and door to the ensuite.

**ENSUITE** 6' 11" x 14' 3" (2.12m x 4.35m) Supplied by Pochins of Oakham the suite comprises of a walk-in shower cubicle with shower riser and fixed waterfall shower head, close coupled WC, vanity unit wash hand basin. Window overlooking the pasture land, radiator, electric shaver socket, inset LED lighting and tiled flooring.

**BEDROOM TWO** 21' 7" x 14' 3" (6.60m x 4.35m) Accessed from the inner hall staircase, having dual aspect windows, two radiators, new carpet flooring and door to the ensuite.

**ENSUITE** 8' 1" x 7' 3" (2.47m x 2.21m) Supplied by Pochins of Oakham the suite comprises of a walk-in shower cubicle with shower riser and fixed waterfall shower head, close coupled WC, vanity unit wash hand basin, radiator, inset LED lighting and Kamdean flooring.

**BEDROOM THREE** 13' 10" x 14' 8" (4.22m x 4.48m) Having a window to the front aspect, radiator, inset LED lighting and carpet flooring.

**BEDROOM FOUR** 11' 8" x 14' 8" (3.58m x 4.48m) Having a window to the rear aspect with far reaching views, radiator, inset LED lighting and carpet flooring.

**BATHROOM** 7' 2" x 9' 9" (2.20m x 2.98m) Comprising of a 'P' shaped panel bath with shower over and glazed shower screen, mirrored wall cabinet, vanity unit wash hand basin and close coupled WC. Velux window, part tiled walls, radiator, inset LED lighting and tiled flooring.

**FRONT ASPECT** Graveled horseshoe driveway providing ample off road parking, outdoor electrical sockets, timber log store, grassed areas with mature trees and shrubs and decked seating area over the brook.

**GARAGE** 19' 1" x 21' 0" (5.82m x 6.42m) Having two up and over doors, window to the side, power, lighting and water supply, personnel door to the inner hallway, and security lighting.

**REAR GARDEN** Having a porcelain paved patio adjacent to the house and continuing around the side with tap, electrical socket, steps down to a formal lawn, insulated timber summer house with heating, power and lights. Post and rail fencing to the rear boundary allows uninterrupted views of the pasture land beyond.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.















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

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**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.