

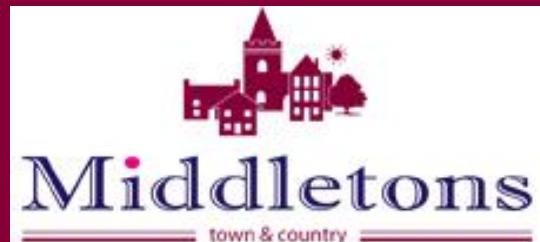


**TOWN END, SOMERBY**

**Offers Over £770,000**

**Four Bedrooms**

**Freehold**



**DETACHED HOUSE**

**GARAGE AND DRIVEWAY**

**SPACIOUS ACCOMMODATION**

**HOME OFFICE/STUDY**

**LARGE SOUTH FACING GARDEN**

**LOCAL SCHOOLS NEARBY**

**CLOSE TO LOCAL AMENITIES**

**GOOD COMMUTER LINKS**

**COUNCIL TAX BAND F**

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Beautifully presented and thoughtfully appointed throughout, this impressive 4/5 bedroom detached home offers over 3,000 sq ft of versatile living space, set within a generous 0.40 acre plot. Situated in the village of Somerby just 5.5 miles south of Melton Mowbray and 5.8 miles from Oakham. The village itself is rich in community spirit, with highlights including the welcoming Stilton Cheese Inn, a well regarded primary school, doctors surgery, village shop, and regular local bus services.

The accommodation on offer comprises; spacious entrance hall, cloakroom, lounge, sitting room, dining room, kitchen, utility room, principle bedroom with ensuite to the ground floor. Four well proportioned double bedrooms, a stylish four piece family bathroom and a versatile office space accessed via its own staircase. This additional room could easily serve as a fifth bedroom, guest suite, or creative studio. Outside the property benefits from double electric gates to the generous driveway, double electric garage, expansive south facing gardens and a sun house with a court-yard patio area.

**ENTRANCE HALL** 17' 4" x 10' 0" (5.3m x 3.07m) This welcoming and spacious entrance hall boasts an elegant painted, Oak spindle staircase rising to the first floor complimented by Oak wood flooring. LED lighting, radiator and doors off to;

**CLOAKROOM** 3' 2" x 7' 3" (0.99m x 2.22m) Comprising of a low flush WC and wash hand basin, radiator and Oak wood flooring.

**LOUNGE** 15' 1" x 23' 6" (4.62m x 7.18m) This beautifully proportioned reception room is bathed in natural light, thanks to a large bay window and elegant bi-fold doors that seamlessly connect the indoors with the garden beyond. At its heart, a striking stone open fireplace creates a warm and inviting focal point, ideal for cosy evenings in. Classic touches such as decorative coving, a ceiling rose, and arched French doors leading to both the entrance hallway and dining room. With carpeted flooring underfoot and two radiators ensuring year round comfort, this space blends traditional charm with everyday practicality.

**SITTING ROOM** 20' 6" x 16' 6" (6.25m x 5.04m) This second reception room offers wonderful flexibility, ideal for multi generational living or a dedicated guest suite, with its own staircase leading to a private office space or fifth bedroom above. Dual aspect French doors invite an abundance of natural light. A feature marble fireplace with an LPG gas fire provides a stylish focal point, complemented by a radiator for year round comfort. Decorative coving, a central ceiling rose, and rich Oak wood flooring throughout add a touch of timeless elegance to this versatile space.

**DINING ROOM** 13' 11" x 15' 7" (4.26m x 4.75m) This formal dining room offers a generous and stylish setting for entertaining. Bi-fold doors open directly to the garden, creating a natural extension of the space and allowing light to pour in, perfect for summer soirées. With ample room for a full dining table and accompanying furniture, the room is both functional and refined. Classic details such as decorative coving, a central ceiling rose, and warm Oak flooring add sophistication, while a radiator ensures comfort throughout the seasons.

**KITCHEN/BREAKFAST ROOM** 13' 10" x 18' 7" (4.24m x 5.68m) Spacious and practical, having ample room for a breakfast table with a large window allowing plenty of light to fill the room. Fitted with an extensive range of wall, base, and drawer units, the space is enhanced by soft under cabinet lighting and luxurious Granite work surfaces, complete with an undermount sink for a sleek finish. Integrated fridge and an electric Range master cooker with extractor hood over. Additional features include a radiator with a decorative cover, warm Oak wood flooring underfoot, and a door leading directly to the utility room for added functionality.

**UTILITY ROOM** 10' 6" x 10' 2" (3.22m x 3.11m) Conveniently located off the kitchen, the utility room is designed to make everyday tasks effortless. A single wall unit with additional base units provide useful storage and are topped with practical work surfaces, complete with a sink and drainer unit. There's plumbing for both a washing machine and dishwasher, along with ample space for a freestanding fridge freezer and the oil fired Worcester boiler. A window and external door offer natural light and direct access to the garden, making laundry days a breeze. Finished with easy-care vinyl flooring and a radiator for comfort, this space blends function with thoughtful design.

**BEDROOM ONE** 13' 6" x 19' 8" (4.12m x 6.m) This generous double bedroom is a true retreat, bathed in natural light thanks to dual aspect windows and elegant French doors that open directly to the garden, perfect for enjoying a peaceful morning breeze or stepping out with a coffee in hand. Fitted with an extensive range of built-in wardrobes, bedside tables, and a matching dressing table, the room offers both style and storage in equal measure. Soft carpet flooring adds warmth underfoot, while a radiator ensures year-round comfort. A door leads to the ensuite bathroom

**ENSUITE** 9' 6" x 9' 2" (2.92m x 2.8m) The ensuite bathroom offers a calming, spa-like feel, featuring a corner bath with overhead shower and glass screen, ideal for both quick morning routines and leisurely evening soaks. A low flush WC and pedestal wash hand basin complete the suite, all set against beautifully finished Travertine tiled walls and flooring. An obscure glazed window provides privacy while allowing natural light to filter through, complemented by LED lighting for a bright, contemporary ambience. A radiator ensures comfort throughout the seasons, making this a practical yet refined addition to the principal bedroom.

**LANDING** Ascending the staircase from the entrance hallway, you are welcomed onto a light filled gallery landing that enhances the sense of space and connection throughout the upper floor. Soft carpet flooring adds warmth underfoot, while a built-in airing cupboard provides practical storage and a hatch gives access to the main loft space. From here, doors lead off to the remaining bedrooms, family bathroom, and a private office space.

**BEDROOM TWO** 12' 9" x 16' 9" (3.91m x 5.12m) Enjoying tranquil views over the rear garden, this spacious double bedroom offers both comfort and practicality. Thoughtfully fitted with a generous range of wardrobes, a dressing table, drawers, and shelving it's designed to keep everything beautifully organized. LED lighting adds a modern touch, while a radiator ensures year-round comfort. Soft carpet flooring completes the space.

**BEDROOM THREE** 9' 3" x 15' 3" (2.82m x 4.65m) Having a window to the front aspect, fitted wardrobes and drawers provide ample storage, while a radiator ensures comfort through the seasons, finished with soft carpet flooring.

**BEDROOM FOUR** 12' 5" x 8' 11" (3.8m x 2.74m) This characterful bedroom features a Velux window that fills the space with natural light, while eaves storage to both sides offers clever, concealed functionality. Having a radiator, carpet flooring and a door to the walk-in wardrobe.

**WALK-IN WARDROBE** 5' 2" x 6' 6" (1.6m x 2.0m) A great addition providing generous storage.

**BATHROOM** 10' 4" x 9' 11" (3.15m x 3.03m) This beautifully appointed bathroom features a freestanding claw-foot tub positioned beneath a window fitted with a blind, inviting natural light. Pedestal wash hand basin, low flush WC and a heated towel rail. Completing the space is a separate corner shower cubicle, offering both convenience and versatility. Tiled splash areas and flooring.

**OFFICE/BEDROOM FIVE** 16' 4" x 14' 8" (4.98m x 4.48m) Accessed via a staircase from the sitting room and from the landing, this adaptable space is currently styled as a home office but offers exciting potential as a guest suite or additional bedroom. Bathed in natural light from dual-aspect windows, it features a beautifully crafted oak workstation and matching shelving. The warmth of oak flooring pairs with a central radiator to create a cosy, welcoming atmosphere.

**FRONT ASPECT** Elegant electric double cast iron gates open onto a generous, interlocking brick driveway, providing ample parking and direct access to the double electric garage. Mature trees and lush greenery envelop the property, creating a secluded and tranquil setting. A charming porch shelters the front entrance, while side gates offer convenient access to the rear gardens.

**DOUBLE GARAGE** 17' 10" x 16' 1" (5.45m x 4.92m) The garage features an electric door, with power and lighting connected for added convenience, and a personnel side door for easy access.

**GARDENS** Bathed in sunlight, this south-facing garden offers a seamless blend of relaxation and functionality. Directly adjacent to the property, a paved patio invites alfresco dining or morning coffee, complete with a garden tap and outdoor electrical sockets for added convenience. Beyond the patio, a generous formal lawn stretches out, framed by mature trees and lush shrubbery that cocoon the space in natural privacy. A charming cast iron archway (Not included in the sale) marks the entrance to a tucked-away vegetable garden, where a greenhouse and garden shed stand ready for green-fingered pursuits. To the side of the garage, a secluded paved courtyard reveals a sun house, currently home to a hot tub. This tranquil retreat is easily accessed via French doors from the sitting room or directly from the utility room.

**SECURITY** The property benefits from a security system linked to the police and a panic button for extra peace of mind.

**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.











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Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	45	E
21-38	F		
1-20	G		

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