



Firdale  
Somerby Melton Mowbray



# Firdale

## Somerby Melton Mowbray LE14 2PU

for sale  
**£270,000**



### Property Description

This three-bedroom semi-detached home is set in a quiet cul-de-sac within the village of Somerby, offering a practical layout and generous outdoor space.

The ground floor comprises an extended reception room, a kitchen with garden access, and a convenient downstairs W/C. Upstairs, the property features two double bedrooms, a single bedroom, a family bathroom and toilet.

Externally, the property enjoys wraparound gardens to three sides. Scenic views can be enjoyed from various aspects of the home, adding to its appeal.

Additional features include a versatile outbuilding, ideal for storage, workshop use, or conversion (subject to permissions), and a coal house.

The property benefits from off-road parking and is located within walking distance of village amenities including a primary school, shop/post office, a surgery, a pub, and riding school. The area is well-connected, with good broadband speeds and access to nearby towns.

### Internal

#### Ground Floor

##### Entrance Hall

Sizeable and tiled, with access to the kitchen, lounge, downstairs W/C, and staircase to the first floor.

### Cloakroom

Includes W/C and sink, double-glazed window to the side, radiator, and tiled flooring.

### Lounge

19' 4" x 13' 1" Maximum ( 5.89m x 3.99m Maximum )

Carpeted with double-glazed window to the front, multi-fuel fire, double-glazed sliding door to the rear, and two radiators.

### Kitchen

9' 4" x 13' 9" ( 2.84m x 4.19m )

Features an Arga-Rayburn with back boiler, electric oven and hob, extractor fan, double-glazed windows to the side and rear, tiled flooring, and space/plumbing for a washing machine.

### First Floor

#### Landing

Carpeted with a double-glazed window to the side.

#### Bedroom One

9' 11" x 12' 11" ( 3.02m x 3.94m )

Carpeted with a double-glazed window to the front and a radiator.

## Bedroom Two

9' 2" x 11' 10" Back Of Robes ( 2.79m x 3.61m Back Of Robes )

Carpeted with a double-glazed window to the rear, radiator, and built-in wardrobes.

## Bedroom Three

9' 11" x 6' 2" ( 3.02m x 1.88m )

Carpeted with a double-glazed window to the front, radiator, and built-in storage cupboard.

## Family Bathroom

Includes bath with shower over, sink, radiator, lino flooring, double-glazed window to the rear, and a storage cupboard housing the water tank.

## Toilet

Includes W/C, double-glazed window to the rear, and laminate flooring.

## Exterior

### Front Garden

Includes two external sockets, an outside tap, and parking space for multiple vehicles.

### Rear Garden

Mainly laid to lawn with scenic views to the rear, gated access to the field behind, outside tap, and gated side access to the front.

## Outbuilding

12' x 18' 2" ( 3.66m x 5.54m )

Concrete shed with double-glazed window to the front, single-glazed window to the side, and electric supply.













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EPC Rating: E Council Tax  
 Band: B

Tenure: Freehold

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