



18 Burrough Road, Somerby, Leicestershire, LE14 2PP
Guide Price £450,000



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18 Burrough Road, Somerby, Leicestershire, LE14 2PP

Tenure: Freehold

Council Tax Band: E (Melton Borough Council)



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Characterful Barn Conversion - former stables - being part of an ex-stud farm converted to a selection of high-quality, individual homes, located within this popular hilltop village close to the Leicestershire/Rutland border.

**** 3 Reception Rooms * Kitchen * WC * 3 Bedrooms * Shower Room * Pleasant Rear Garden * Off-road Parking * Outbuilding/Garaging ****



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No 18 Burrough Road, Somerby oozes rustic charm and seamlessly combines traditional features with contemporary conveniences.

Benefiting from Nest-controlled oil central heating, the accommodation features timber-framed double-glazed windows and doors, flagstone and pine floors, exposed roof trusses and brickwork.

The interior briefly comprises:

GROUND FLOOR: generously-proportioned Reception Hall with attractive dog-leg staircase, WC, Living Room, further Reception Room, country-style Kitchen with timber-fronted units;

FIRST FLOOR: three Bedrooms (2 doubles and a single), Shower Room.

OUTSIDE there is off-road parking for 3 cars to the front, enclosed garden with paved patio area and lawn to the rear and a three-bay brick Garage/Outbuilding.

ACCOMMODATION

GROUND FLOOR

Reception Hall

Bespoke part-glazed, timber-framed front entrance door with transom, new radiator in decorative cabinet, exposed brickwork to walls, statement dog-leg staircase leading to first floor, beautiful flagstone floor,

wall panelling to dado height, wall light points, access to understairs WC, window with original frame and replacement double glazing.

WC

Two-piece suite of low-level WC and hand basin, flagstone floor.

Living Room 4.65m x 4.22m (15'3" x 13'10")

Original pine floor, new radiator in decorative cabinet, beamed ceiling, wall-light points, bespoke timber-framed French doors and two windows to rear.

Reception Room 4.65m x 2.77m (15'3" x 9'1")

Original pine floor, new radiator in decorative cabinet, beamed ceiling, bespoke timber-framed French door opening to rear garden.

Kitchen 4.32m max x 3.99m max (14'2" max x 13'1" max)

Fitted in rustic style and featuring timber work surfaces with upstand and colourful tiled splashbacks, inset double-bowl butler sink with mixer tap, timber-fronted base cupboard and drawer units, matching wall-mounted cupboard, plate rack and display shelving.

Integrated appliances comprise fridge, electric Belling oven and ceramic hob with stainless steel extractor above. There is undercounter space and plumbing for dishwasher.

Large built-in wood-fronted storage cupboard housing

Nest oil-fired heating control system, flagstone floor, new radiator, window with original frame and replacement double glazing, bespoke part-glazed, timber-framed external door with transom to front.

FIRST FLOOR

Main Landing

Hand rail with open spindles, exposed roof trusses, built-in cupboard, radiator, window to front, secondary stairs with half-landing leading down to Bedroom Three and Shower Room.

Bedroom One 4.42m max x 4.11m max (14'6" max x 13'6" max)

Radiator, exposed roof trusses and brickwork to walls, wall-light points, Velux window to front.

Bedroom Two 4.42m x 2.97m (14'6" x 9'9")

Radiator, exposed roof trusses and brickwork to wall, wall-light points, Velux window to front.

Half-landing

Pine floor, wall-light point, doors to Bedroom Three and Shower Room.

Bedroom Three 3.96m max x 2.26m max (13'0" max x 7'5" max)

(currently used as Study)
Original pine floor, radiator, new Velux window to rear, access to eaves storage.

Shower Room

Stylish, contemporary fitted unit incorporating

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concealed-cistern WC, inset rectangular hand basin with mixer tap, adjoining vanity top and ample cupboards beneath, large walk-in shower enclosure with Mira twin-head shower, fitted splashbacks, radiator, heated towel rail, Velux window to rear.

OUTSIDE

Parking

There is an area of hard standing for three cars to the front of the property.

Outbuilding/Garage

A three-bay brick construction (former stables) with electrics connected situated en-bloc directly opposite the house and providing ample storage and covered parking.

Bay One 3.81m x 2.90m (12'6" x 9'6")

Open-fronted.

Bay Two 3.81m x 2.90m (12'6" x 9'6")

With traditional timber double door.

Bay Three 3.81m x 1.19m (12'6" x 3'11")

Open-fronted.

Garden

The fully enclosed rear garden is bounded by traditional picket fencing and established hedging with hand gate giving external pedestrian access to the garden from the rear of the property. The garden is arranged to include a good-size, shaped paved patio immediately to the rear of the house and adjoining lawn.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Oil central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

Indoor: O2 - voice likely, data limited; Vodafone - voice and data limited; EE, Three - none;

Outdoor: O2, Vodafone - voice and data likely; Three - voice likely, data limited; EE - voice and data limited.

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

SOMERBY

Somerby is a picturesque village set in the heart of Leicestershire, being about 6 miles from Oakham and 4 miles from Melton Mowbray. It is also within reasonably easy commuting distance of Leicester, Peterborough, Nottingham and Market Harborough and from the latter point there are train services to London, St Pancras.

Within the village are numerous amenities including local shop, a church, a public house, children's playground, football field and bus service to both

Oakham and Melton Mowbray. There is a local village school and for children seeking higher education there is a bus service collecting them in the morning, taking them to Melton Mowbray and returning them home each evening. In addition there is a good range of private schools in the area at Oakham, Uppingham and Stamford which cater for children of most ages. Sport and leisure pursuits in the area are many and varied with most ball participating sports being available in surrounding towns and in addition there are golf courses at Luffenham Heath and Burghley Park. Rutland Water is a few miles away and there one can enjoy fly fishing, sailing, windsurfing, cycling or just a peaceful ramble around the shores of the lake.

COUNCIL TAX

Band E

Melton Mowbray Borough Council. Telephone 01664 502502

FLOOD RISK

There is a very low flood risk for this property.

While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth

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Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this

property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.









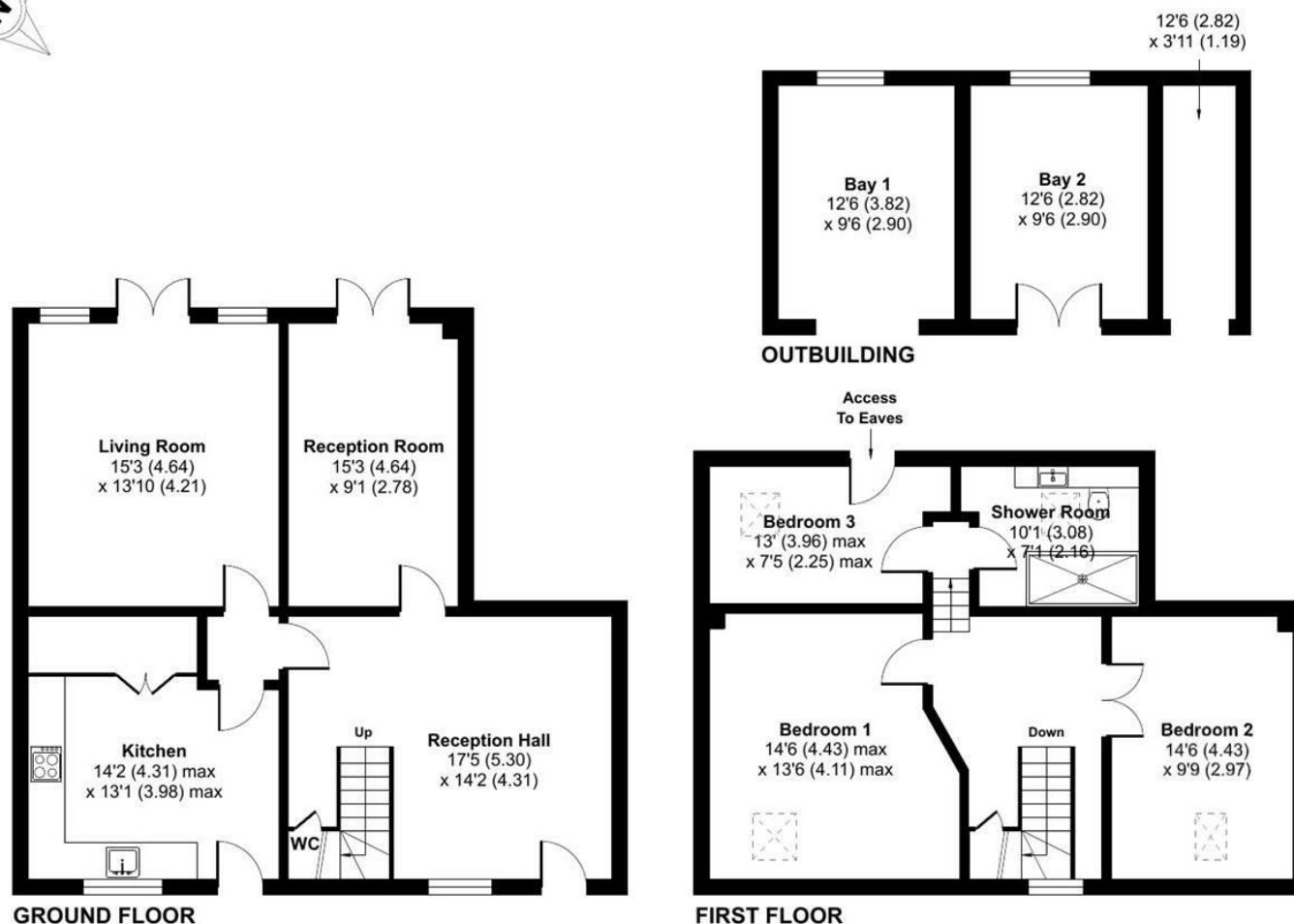




Approximate Area = 1435 sq ft / 133.3 sq m
Outbuilding = 286 sq ft / 26.5 sq m
Total = 1721 sq ft / 159.8 sq m
For identification only - Not to scale



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition; Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1243564

