



4 Satchville Court Main Street, Thorpe Satchville,
Melton Mowbray, LE14 2DQ

 **NEWTON FALLOWELL**

4 2 3

Key Features

- Stunning Character Property
- Four Double Bedrooms
- Three Reception Rooms
- Breakfast Kitchen
- Dressing Room & En-suite
- Cloakroom WC
- Set in Over 0.7 Acres
- Double Garage
- EPC Rating E
- Freehold

£700,000





Welcome to The Sensational Satchville Court. An Historic Character Filled Home awaits you and will impress throughout... Part of Thorpe Satchville Hall | Over 0.7 Acres Split Between Two Gardens | Stunning Presentation | Imposing Property | Three Reception Rooms | Four Double Bedrooms | Almost 3000 sq ft of Living Space

An adored family home is in search for its next owners. A secluded and private country residence situated in the heart of the Leicestershire countryside having a wealth of character and spacious accommodation comprising a grand reception hall with original quarry tiled floor, doors off to the living room, dining room, drawing/family room and breakfast kitchen leading to the rear lobby area with a cloakroom WC, stairs rising to the first floor, an array of storage cupboards along one wall and a glazed door leading out to the side courtyard garden. The spacious, light and airy living room has two sash windows to the side aspect, an open fireplace with surround and hearth and tiled inserts, a Drawing/Family room with sash windows to the front and side aspect, fireplace with inset log burner and stripped floorboards, a further Dining room with sash windows to the front and side aspect, stripped floorboards and fireplace. The well fitted breakfast kitchen has a good range of grey wall and base Shaker style units, straight edge wooden work tops, sink and drainer, a Range cooker with an extractor hood above, complementary tiled splashbacks and space to dine. Stairs rising to the first-floor landing with a useful storage cupboard and doors off to four double bedrooms, the principal bedroom having a dressing room/walk-in wardrobe and an en-suite shower room. The family bathroom has a four piece white suite comprising a low flush WC, wash hand basin, double walk-in shower cubicle and freestanding roll top bath with ball and claw feet and central shower attachment, heated towel rail and stripped floorboards.





Outside there is a substantial gravelled frontage providing ample off-road parking, a double garage in a block with up and over doors, an enclosed walled courtyard garden to the side and a particular highlight of the property are two huge private lawned gardens measuring over 0.7 acres with an array of mature trees and shrubs, raised beds and greenhouse with delightful views over the surrounding Leicestershire countryside.

Reception Hall 1.36m x 9.39m (4'6" x 30'10")



Lobby Area 3.22m x 4.97m (10'7" x 16'4")



Living Room 5.13m x 6.99m (16'10" x 22'11")

Dining Room 4.09m x 4.81m (13'5" x 15'10")

Drawing/Family Room 4.55m x 4.79m (14'11" x 15'8")

Breakfast Kitchen 3.16m x 4.79m (10'5" x 15'8")

First Floor 1.45m x 10.60m (4'10" x 34'10")

Principal Bedroom 5.14m x 4.32m (16'11" x 14'2")

Dressing Room 2.06m x 2.40m (6'10" x 7'11")

En-suite Shower Room 2.88m x 2.41m (9'5" x 7'11")

Bedroom Two 4.10m x 4.85m (13'6" x 15'11")

Bedroom Three 4.56m x 4.85m (15'0" x 15'11")

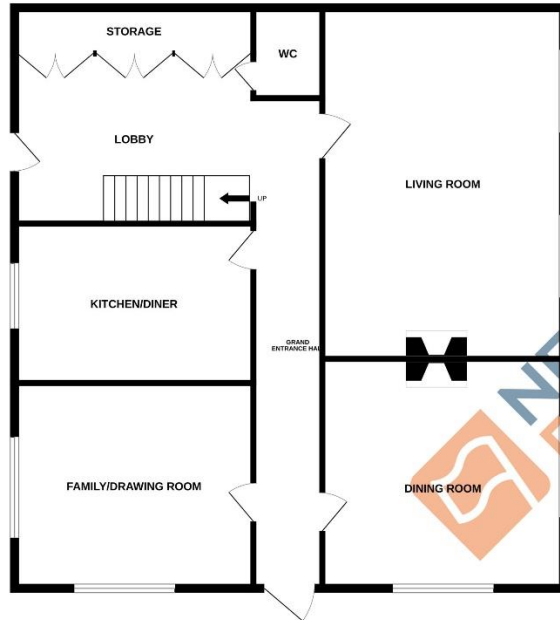
Bedroom Four 3.71m x 4.92m (12'2" x 16'1")

Family Bathroom 2.20m x 5.01m (7'2" x 16'5")

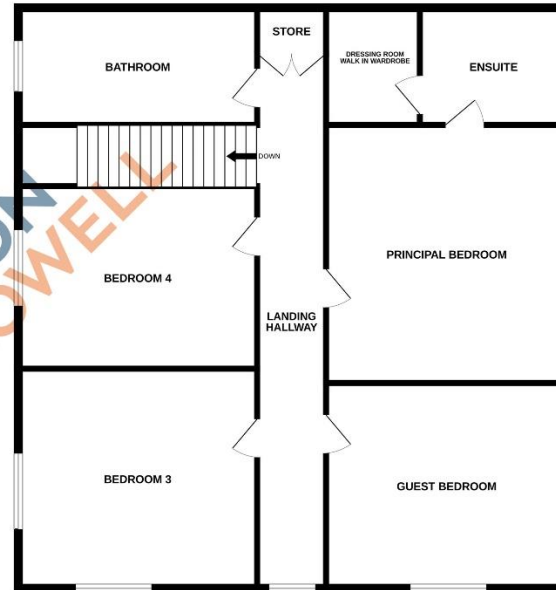




GROUND FLOOR
1340 sq.ft. (124.5 sq.m.) approx.

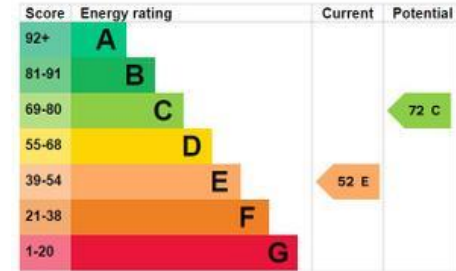


1ST FLOOR
1353 sq.ft. (125.7 sq.m.) approx.



TOTAL FLOOR AREA : 2693 sq.ft. (250.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: G

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.