



2 High Street, Somerby, LE14 2PZ

 **NEWTON FALLOWELL**

4 2 1

Key Features

- Superb Character House
- Four Bedrooms
- Three Reception Rooms
- Breakfast Kitchen & Utility
- Bathroom & En-suite
- Detached Garage
- Off-Road Parking
- Delightful Rear Garden
- EPC Rating E
- Freehold

£595,000





A delightful four-bedroom property which has been maintained and renovated to a high specification retaining a wealth of character features with exposed stone walls and beams and latch and brace doors. Occupying a good-sized plot with well-tended gardens and views over the open countryside at the rear, the accommodation comprises in brief, a cloakroom WC, stunning, fitted dining kitchen, utility room, three reception rooms, spiral staircase leading to four good sized bedrooms, an en-suite shower room and a family bathroom. There is a driveway at the rear of the property accessed via wooden double gates, providing off-road parking leading to a detached double garage and an enclosed rear garden.

Accessed via the front door straight into the dual aspect breakfast kitchen with a feature stone chimney breast and an inset log burner, wooden flooring, exposed beams, centre island, an array of base units, wooden work tops, sink and drainer, a Range cooker with a stainless steel extractor hood above, space for a freestanding fridge/freezer and opening through to a light and airy dining area with full length picture windows overlooking the rear garden. Off the kitchen is a cosy sitting room with windows to the front and rear aspects, a feature cast iron fireplace with tiled inserts, wooden floorboards and a spiral staircase rising to the first floor. Accessed from the rear hallway is a generous sized living room with three windows to the front aspect, exposed beams to the ceiling, latch and brace door and a brick fireplace with a wooden mantel. At the end of the rear hallway is a cloakroom WC fitted with a two-piece white suite and a utility room with space and plumbing for a washing machine. The spiral staircase rises to the first floor landing with exposed stone walling, and doors off to four bedrooms, the main bedroom having a contemporary en-suite shower room and a family shower room with a three piece white suite comprising a low flush WC, wash hand basin and corner shower cubicle.





A particular highlight of the property is the enclosed landscaped rear garden which overlooks the open countryside beyond. There is a large, raised paved patio, an area laid to lawn, mature shrubs and trees, an outbuilding ideal for storage and a detached double garage with power and light connected.

Breakfast Kitchen

Dining Area

Sitting Room

Inner Hallway

Living Room

Cloakroom WC

Utility Room

Bedroom One

En-suite Shower

Bedroom Two

Bedroom Three

Bedroom Four

Family Shower Room

Detached Garage

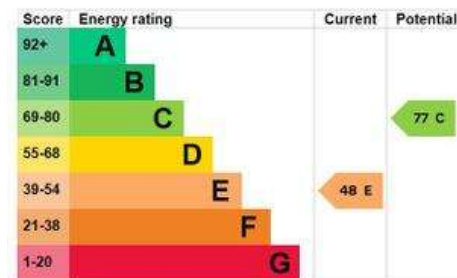






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: F

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.