



Plot 3, 17, Somerby Road, Pickwell
£500,000

 **NEWTON FALLOWELL**

Plot 3, 17, Somerby Road

Pickwell, Melton Mowbray

A rare opportunity to acquire this brand new, executive three bedroom mews home, forming part of the exclusive Park Row development by the highly regarded, award-winning local developer, Hereward Homes. The property is currently in the final stages of construction and has been thoughtfully designed to combine traditional character with modern, energy-efficient living. Built in attractive ironstone with a slate roof, the home benefits from an air source heat pump with underfloor heating to the ground floor, providing both comfort and efficiency. Internally, the accommodation is spacious and well-balanced, ideal for modern family living. The heart of the home is the impressive open plan kitchen, living and dining area, featuring a high specification fitted kitchen with integrated appliances, granite worktops and central island. A feature roof lantern enhances the sense of light and space, whilst bi-folding doors open onto the rear garden, creating an excellent environment for both everyday living and entertaining. In addition, there is a separate living room, offering a more private reception space, along with a useful downstairs WC. To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from an en-suite bathroom, whilst bedroom two also enjoys its own en-suite shower room. A contemporary family bathroom serves the remaining accommodation, all finished to a high standard.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





Externally, the property benefits from a private rear garden, together with a timber clad car port and additional off-road parking. Situated within the quiet and highly sought-after village of Pickwell, the development enjoys an attractive position with open countryside views, offering a superb balance of rural living with convenient access to Melton Mowbray, Oakham and surrounding areas. The property will also benefit from a 10-year structural warranty, providing peace of mind for prospective purchasers.

Entrance Hall

15' 7" x 3' 6" (4.74m x 1.07m)

Living Room

16' 0" x 14' 3" (4.87m x 4.35m)

Downstairs WC

5' 7" x 3' 3" (1.69m x 1.00m)

Utility Room

7' 9" x 5' 6" (2.35m x 1.68m)

Kitchen Area

15' 4" x 13' 0" (4.67m x 3.97m)

Living & Dining Area

23' 6" x 14' 4" (7.17m x 4.36m)

First Floor Landing

10' 10" x 6' 4" (3.29m x 1.94m)

Bedroom One

14' 4" x 11' 7" (4.36m x 3.54m)

En-Suite

Bedroom Two

13' 1" x 12' 4" (3.99m x 3.75m)

En-Suite Shower Room

Bedroom Three

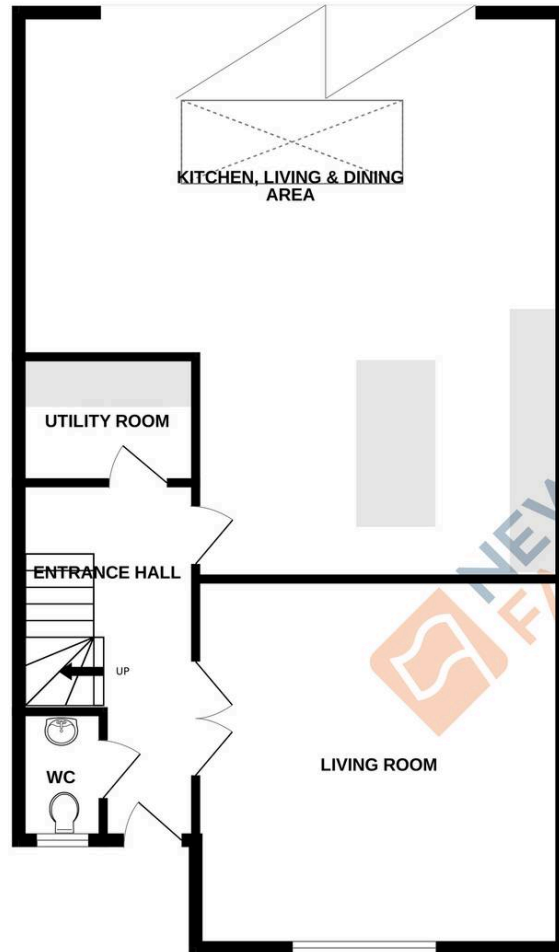
10' 10" x 8' 11" (3.29m x 2.73m)

Bathroom

7' 1" x 5' 9" (2.17m x 1.75m)



GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.

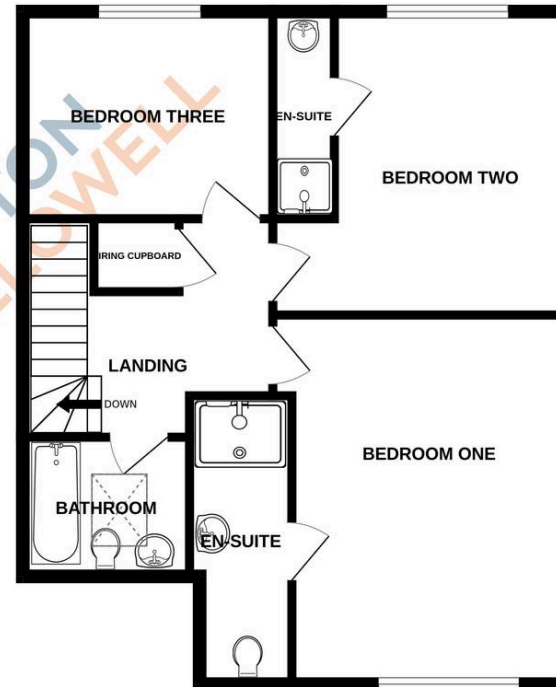


PLOT 3, 17, SOMERBY ROAD, PICKWELL - LE14 2RG

TOTAL FLOOR AREA : 1565 sq.ft. (145.4 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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1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



Newton Fallowell - Melton Mowbray

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