



Pembroke House, 4 Town End, Somerby

Offers in Region of £750,000

 **NEWTON FALLOWELL**

# Pembroke House, 4 Town End

## Somerby

Parking Arrangements: Double Garage

Windows: Double Glazed

Heating: Oil Fired Central Heating

Vendors Position: Buying On

Garden Orientation: South

EPC Rating: E

Council Tax Band: F

Total Living Space: Approx 3025 sq ft

Pembroke House is an impressive detached house occupying a large plot of approximately 0.4 acres situated in the well serviced, popular, rural village of Somerby. Having a wealth of charm and character, with the benefit of five double bedrooms, the spacious accommodation comprises in brief, reception hall, cloakroom WC, living room, sitting room, dining room, breakfast kitchen and utility. On the ground floor is the main bedroom and an en-suite family bathroom. From the sitting room is a separate staircase giving access to a bedroom/office having flexible use, and from the reception hall is a staircase rising to the first floor landing with doors off to three further bedrooms and a family bathroom. Outside to the front are wrought iron double gates giving access to a substantial block paved frontage providing ample off-road parking leading to a detached double garage. The delightful gardens wrap around the property with expansive areas of lawn, mature shrubs, trees, bushes and seating areas.

Accessed via the front door into a spacious entrance hall with oak wood flooring, LED lighting, radiator and door off to a cloakroom WC, staircase rising to the first floor and arched French doors leading to a generous sized living room having a large bay window and bi-folding doors overlooking the rear garden, a stone open fireplace with surround and hearth, carpet flooring, decorative coving, ceiling rose and French doors opening into a formal dining room.

Council Tax band: F

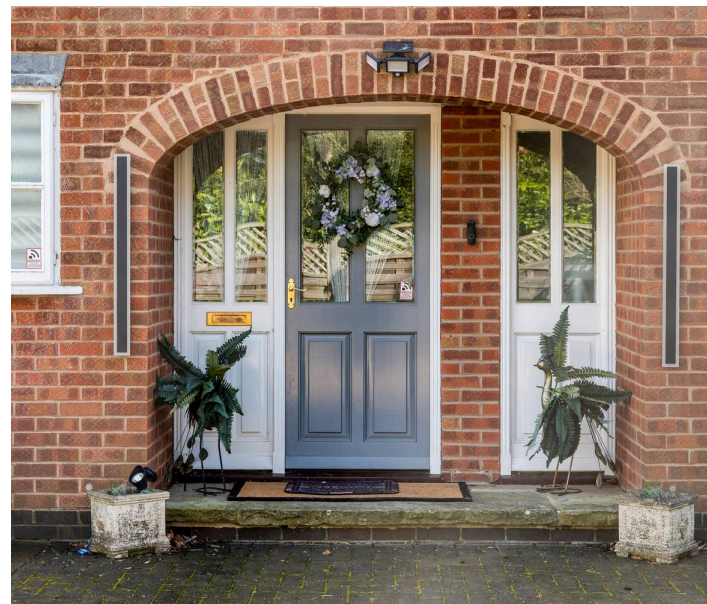
Tenure: Freehold

EPC Energy Efficiency Rating: E





With oak wood flooring, bi-folding doors leading to the rear garden, coving and ceiling rose. A further dual aspect reception room with French doors either side has flexible use with its own staircase leading to a private office space or bedroom above. Having a feature marble fireplace with an LPG gas fire, parquet style oak flooring, coving and ceiling rose. The breakfast kitchen has an extensive range of wall and base units, granite work surfaces, an undermount sink, an electric Rangemaster cooker with an extractor hood above, under cabinet lighting, integrated fridge, oak flooring, space to dine, radiator with a decorative cover and door off to a utility room. There is a wall and base unit, sink and drainer, space and plumbing for a washing machine, dishwasher, fridge freezer and the oil fired Worcester boiler. From the entrance hall is access to a ground floor, light and airy, dual aspect, double bedroom with windows to the front and side aspects and French doors opening on to the rear garden. Having an extensive range of fitted wardrobes, dressing table and bedside tables, carpet flooring and door through to an en-suite bathroom with Travertine tiled walls and flooring, a low flush WC, wash hand basin and corner bath with an overhead shower and shower screen. Stairs rising to a spacious, galleried landing with loft access, a built-in airing cupboard and doors off to three double bedrooms, one having a walk-in wardrobe, the private office space, a family bathroom having a decorative four piece suite comprising a low flush WC, wash hand basin, shower cubicle and a roll top bath with ball and claw feet and central shower attachment and a heated towel rail.



Outside to the front are electric double cast iron gates leading to a substantial block paved driveway and a double electric garage. There are mature trees and bushes surrounding the property with gated access to the South facing gardens having a paved patio ideal for 'alfresco' dining. There is a garden tap, outdoor electrical sockets, areas laid to lawn, greenhouse, and garden shed. At the side of the garage is a paved courtyard with a summer house having a hot tub.

There is a security system linked to the police and a panic button for extra peace of mind.

Entrance Hall

Cloakroom WC

Living Room

**Cloakroom WC**

**Living Room**

23' 5" x 15' 1" (7.14m x 4.60m)

**Sitting Room**

20' 8" x 16' 4" (6.31m x 4.98m)

**Dining Room**

15' 0" x 14' 4" (4.58m x 4.37m)

**Breakfast Kitchen**

19' 1" x 11' 7" (5.81m x 3.52m)

**Utility Room**

6' 8" x 10' 8" (2.04m x 3.26m)

**Ground Floor Bedroom**

19' 9" x 12' 8" (6.01m x 3.86m)

**Ground Floor En-suite Bathroom**

**Bedroom Two**

11' 9" x 16' 8" (3.58m x 5.08m)

**Bedroom Three**

9' 5" x 17' 6" (2.88m x 5.34m)

**Bedroom Four**

8' 11" x 12' 4" (2.72m x 3.75m)

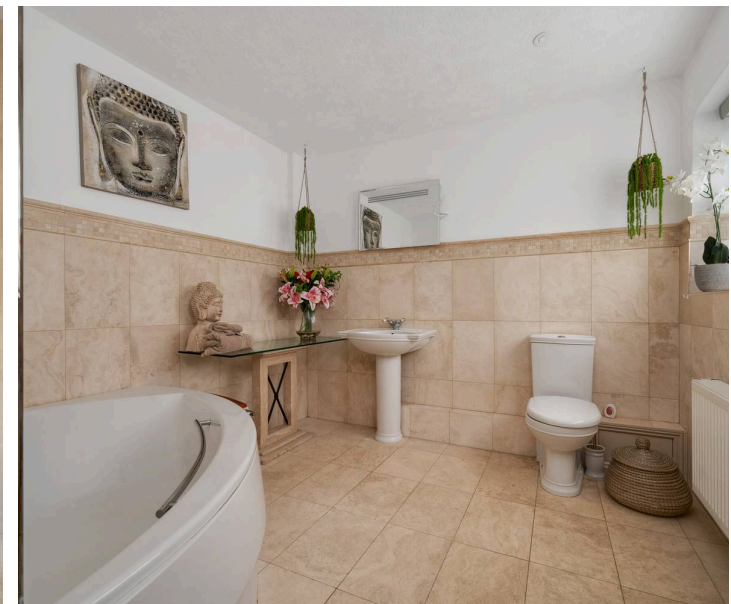
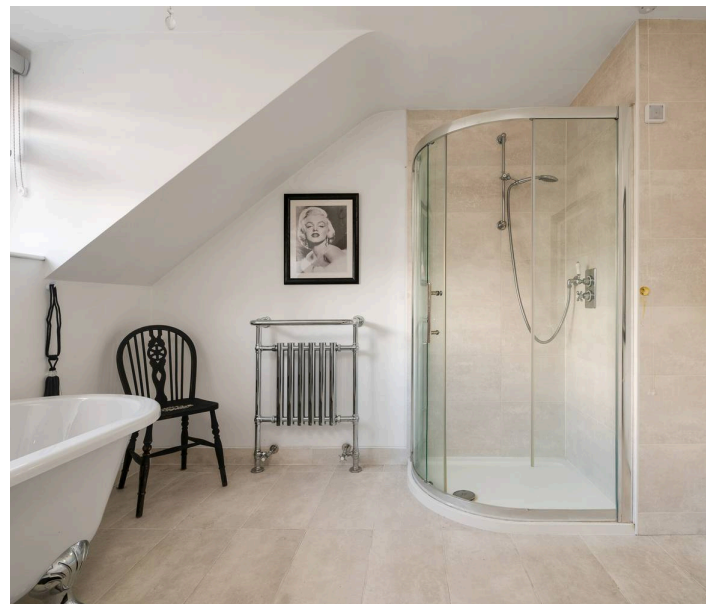
**Bedroom Five**

14' 6" x 16' 3" (4.41m x 4.96m)

**Family Bathroom**

**Double Garage**

15' 10" x 17' 3" (4.83m x 5.27m)





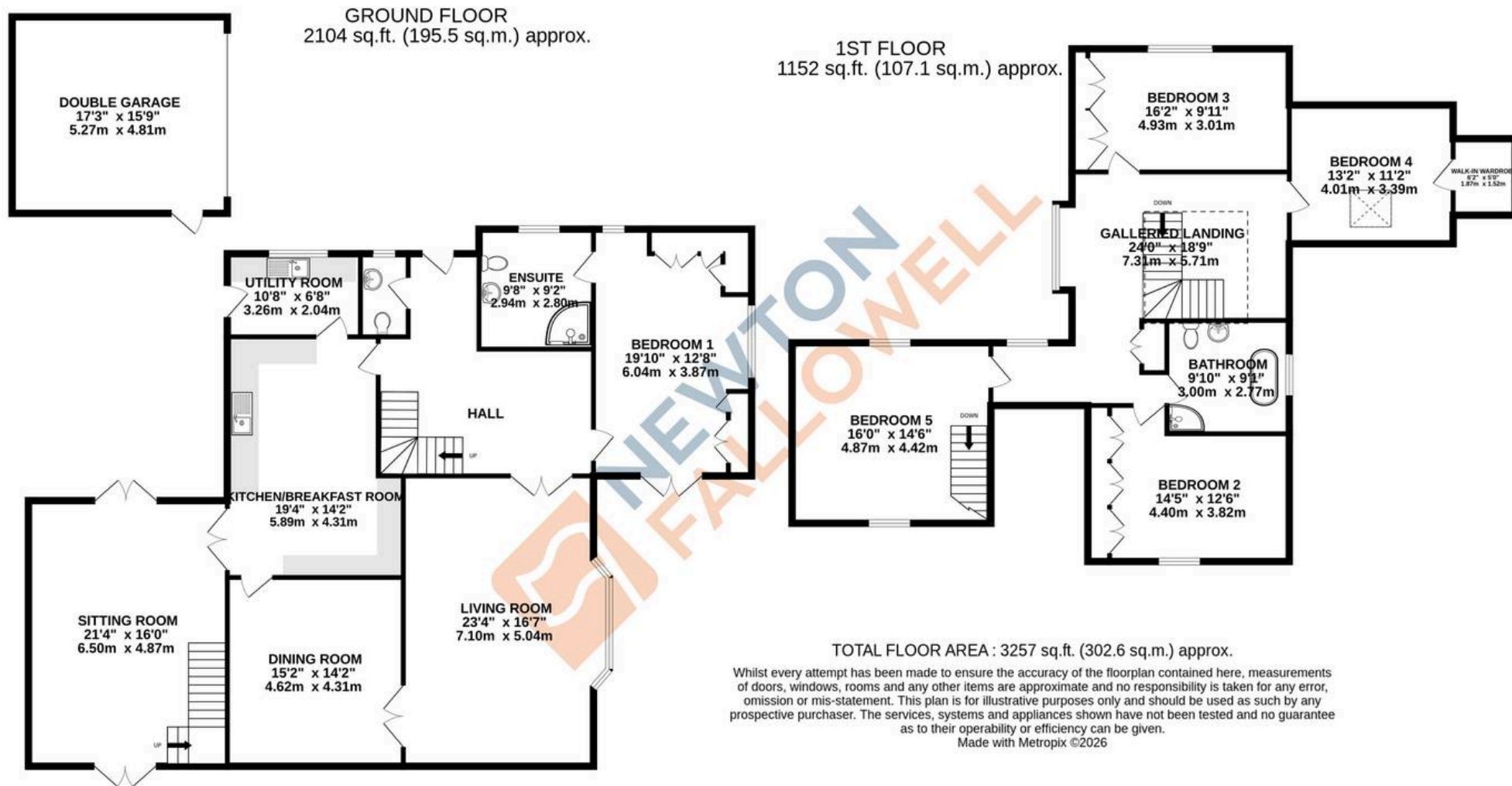
## GARDEN

South facing garden

## GARAGE

4 Parking Spaces





# Newton Fallowell - Melton Mowbray

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