



17 Church Lane, Somerby, Melton Mowbray, LE14
2PS
£224,950

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

17 Church Lane Somerby Melton Mowbray LE14 2PS

A rare opportunity to acquire this traditional and spacious three bedroom semi detached period property dating to the late 19th century located on a quiet residential lane in the sought after village of Somerby near Oakham.

The property requires internal modernisation throughout and offers the opportunity to renovate a property to your own specific style and offers plenty of potential.

Somerby is a popular village located between Melton and Oakham and amenities include a local primary school and the Stilton Cheese in public house.





Kitchen



The property opens into Reception Room One, a welcoming space featuring a radiator, original built-in cupboards, and access to both the kitchen and a second reception room. Reception Room Two is generously sized and full of character, boasting an open fireplace, radiator, original cupboard, a uPVC door to the front, and a further door leading into the hallway.

The kitchen is fitted with a range of eye- and base-level units complemented by laminate worktops, and benefits from a radiator and a uPVC door opening out to the garden. The hallway provides access to the staircase rising to the first-floor landing.

Upstairs, Bedroom One is a comfortable double room with a radiator, while Bedroom Two is also a well-proportioned double bedroom. Bedroom Three is a single room, ideal as a child's bedroom, home office, or guest room. The bathroom is fitted with a low-flush WC, a panelled bath with mixer taps and shower attachment, wash hand basin, radiator, tiled splashbacks, and laminate flooring.

Externally, the rear garden comprises a concrete seating area, a small lawn, an oil tank, and a brick-built outbuilding housing an outside WC and two coal sheds.



Bedroom 3



Bedroom 2



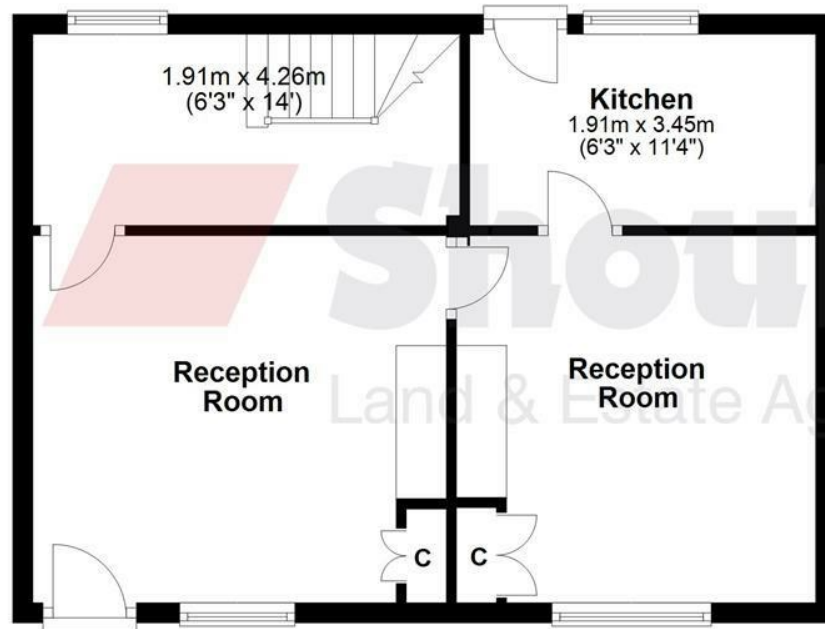
Bedroom 3



Bathroom

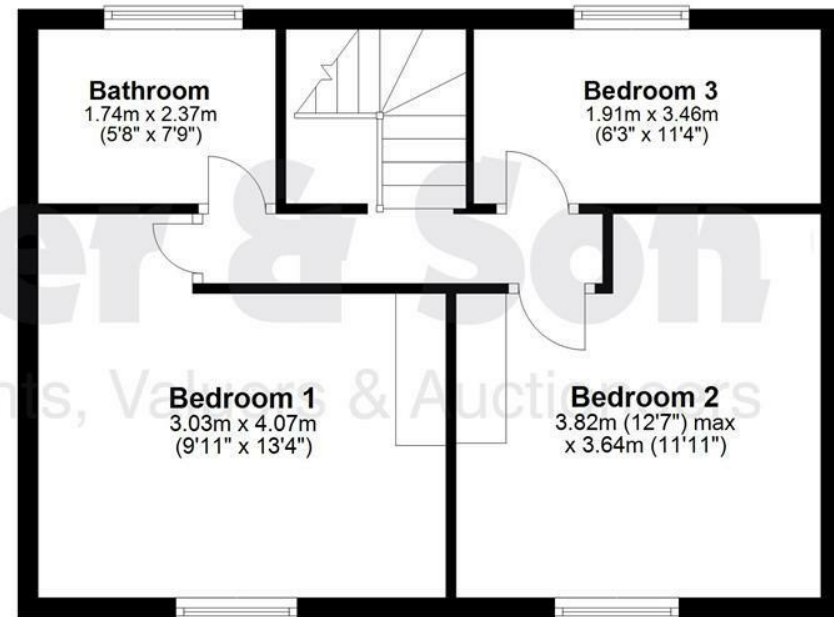
Ground Floor

Approx. 44.2 sq. metres (475.8 sq. feet)

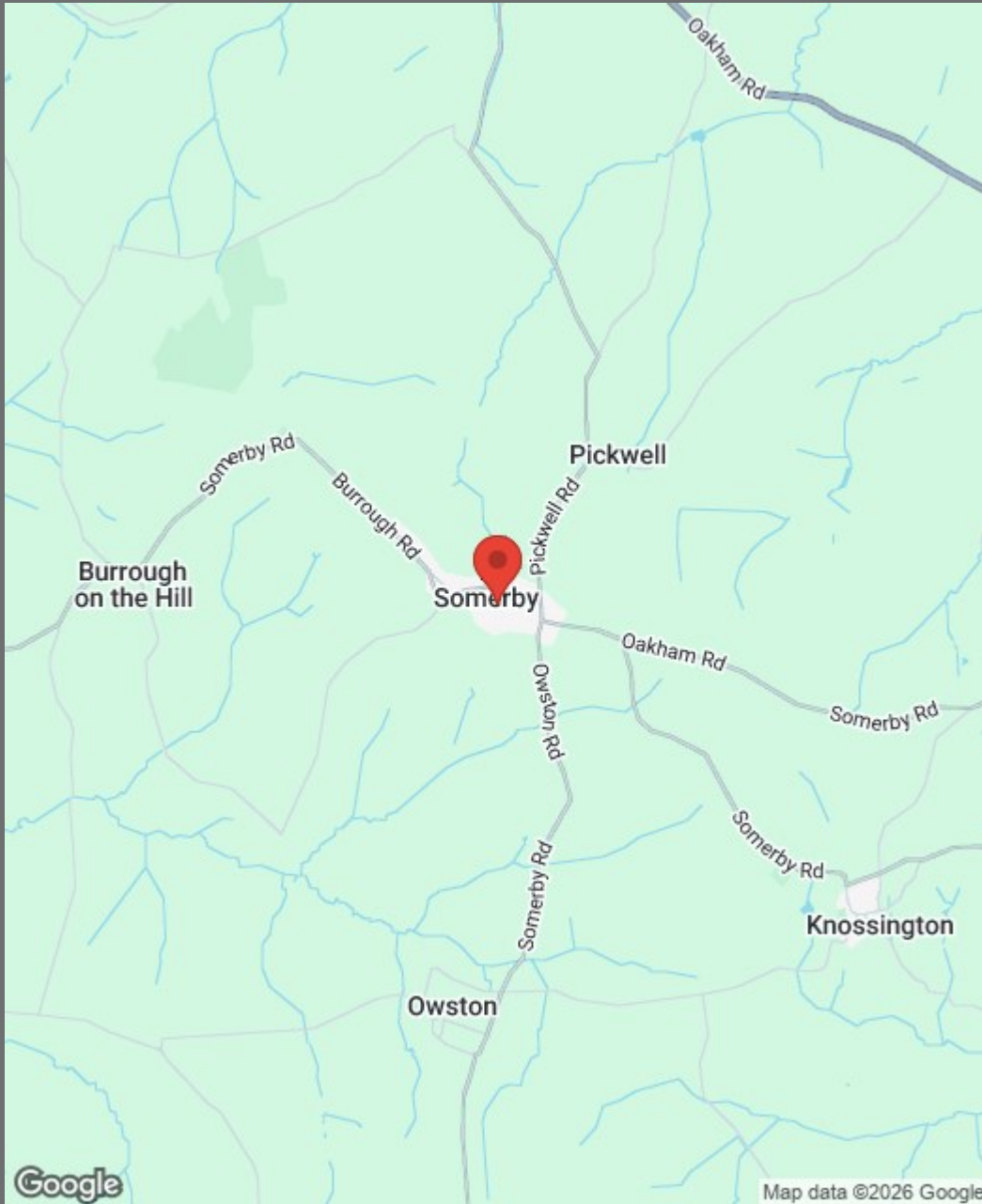


First Floor

Approx. 44.8 sq. metres (482.0 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.



- SOUGHT AFTER VILLAGE
- NO PARKING WITH PROPERTY
- INTERNAL RENOVATION REQUIRED
- THREE BEDROOMS
- SEMI DETACHED
- PERIOD PROPERTY
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- OIL FIRED CENTRAL HEATING
- uPVC DOUBLE GLAZING



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