



Plot 1, 11, Somerby Road, Pickwell
£450,000

 **NEWTON FALLOWELL**

Plot 1, 11, Somerby Road

Pickwell, Melton Mowbray

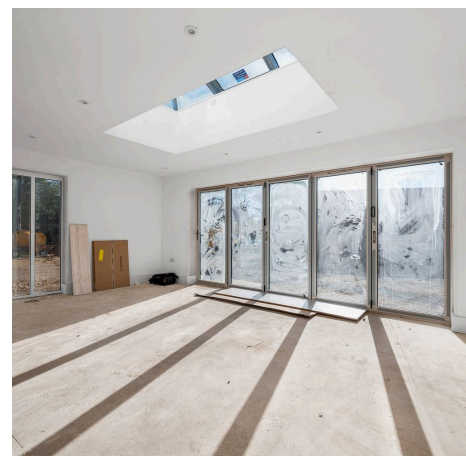
A rare opportunity to acquire this brand new, executive two bedroom end of terrace mews home, forming part of the exclusive Park Row development by the highly regarded, award-winning local developer, Hereward Homes. The property is currently in the final stages of construction and has been thoughtfully designed to combine traditional architecture 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, alongside high levels of insulation for improved efficiency.

Internally, the accommodation is both spacious and well-appointed. 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 lantern roof light floods the space with natural light, whilst bi-folding doors open onto the rear garden, creating an ideal setting for both everyday living and entertaining. In addition, there is a separate living room providing a more private reception space, together with a useful downstairs WC. To the first floor are two well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room, with the second bedroom served by a contemporary family bathroom, both finished to a high standard.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:





Externally, the property enjoys a private rear garden, together with a timber clad car port and an additional off-road parking space. Situated within the quiet and highly sought-after village of Pickwell, the development occupies 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' 6" x 3' 7" (4.72m x 1.10m)

Downstairs WC

5' 7" x 3' 4" (1.69m x 1.01m)

Utility Room

7' 9" x 5' 5" (2.35m x 1.66m)

Kitchen Area

13' 0" x 12' 0" (3.97m x 3.67m)

Living & Dining Area

21' 1" x 14' 4" (6.43m x 4.37m)

First Floor Landing

12' 5" x 6' 6" (3.78m x 1.98m)

Bedroom One

14' 4" x 13' 1" (4.38m x 3.99m)

En-Suite

8' 0" x 5' 11" (2.44m x 1.81m)

Bedroom Two

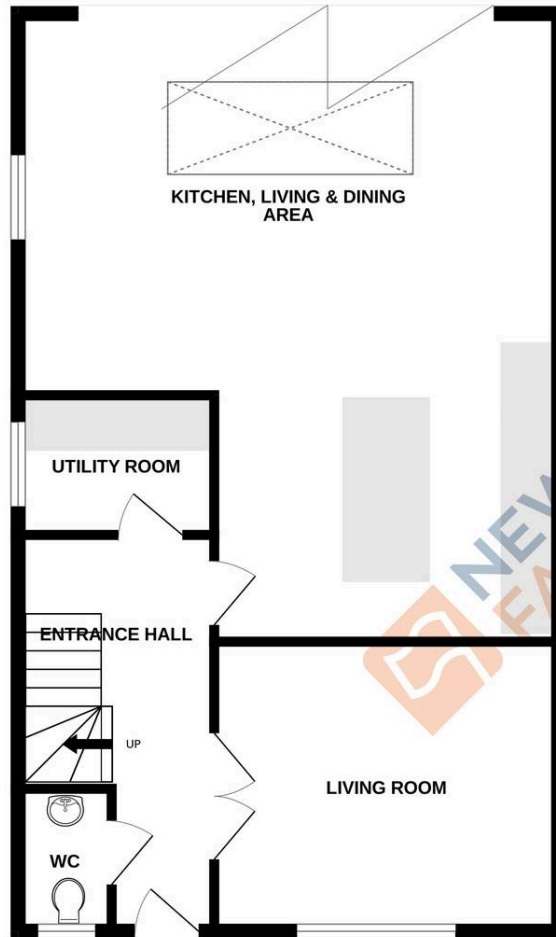
14' 4" x 11' 4" (4.38m x 3.46m)

Bathroom

8' 0" x 5' 8" (2.44m x 1.73m)



GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.

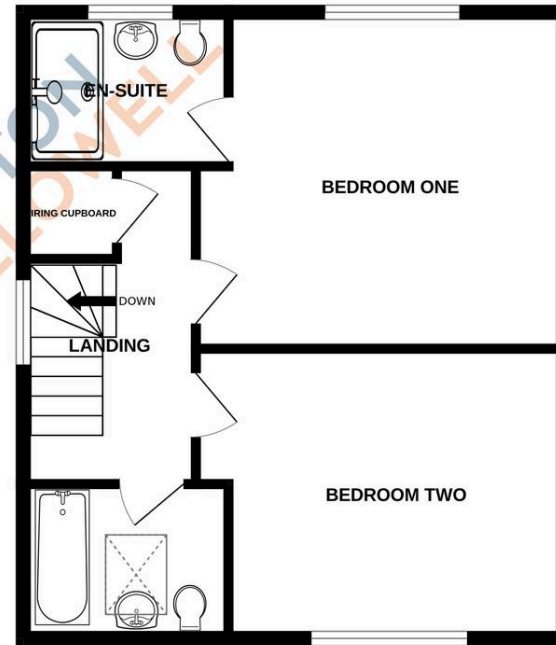


PLOT 1, 11, SOMERBY ROAD, PICKWELL - LE14 2RG

TOTAL FLOOR AREA : 1272 sq.ft. (118.1 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
516 sq.ft. (47.9 sq.m.) approx.



Newton Fallowell - Melton Mowbray

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