



HIGH STREET, SOMERBY

Asking Price Of £400,000

Five Bedrooms

Freehold

CHARACTERFUL FIVE BEDROOM HOME

DOUBLE AND SINGLE GARAGES

SEPARATE GROUND FLOOR WC

LOCAL SCHOOLS NEARBY

TWO GENEROUS RECEPTION ROOMS

GROUND FLOOR WET ROOM

GOOD SIZED REAR GARDEN

VILLAGE WITH AMENITIES

COUNCIL TAX BAND F

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An individual and substantial five-bedroom village home offering generous proportions, versatile living space and excellent scope for a purchaser to update the property to their own taste. Situated on High Street in the attractive rural village of Somerby, the property is conveniently placed for local amenities including the village primary school, surgery and village hall.



The accommodation on offer comprises; entrance porch and hall, two reception rooms, dining area, kitchen, utility room, inner hall, wet room and separate WC to the ground floor. To the first floor are five bedrooms and a family bathroom. Outside, the property benefits from a block-paved frontage providing ample off-road parking, an established rear garden, useful store and a double garage adjoining a single garage, providing three garage spaces in total.

ENTRANCE HALL 10' 4" x 10' 5" (3.17m x 3.2m) Accessed through the front porch and a second entrance door. Doors lead to both reception rooms and the hallway with stairs rising to the first floor. Built-in cupboards, carpet flooring and a double radiator.

LOUNGE 12' 8" x 18' 2" (3.88m x 5.55m) A generous reception room with a large double-glazed uPVC sash window to the front, two double radiators, a stone hearth and fireplace, and carpet flooring. Doors connect with the entrance hall and dining area.

SITTING ROOM 11' 10" x 15' 7" (3.61m x 4.76m) Double-glazed uPVC sash window to the front, double radiator, carpet flooring and built-in shelving. A cupboard houses the fuse board and mains electrics. A door leads to the ground-floor bathroom and hallway area.

DINING AREA 8' 6" x 17' 7" (2.61m x 5.37m) Accessed from the entrance hall and Reception Room One, with further doors to the kitchen and utility area. Double-glazed uPVC window to the rear, double radiator and carpet flooring.

KITCHEN 9' 8" x 9' 7" (2.96m x 2.93m) Fitted units, dishwasher and laminate-style vinyl flooring. Double-glazed window to the rear and access to a pantry with fitted and freestanding shelving and its own double-glazed window.

UTILITY ROOM 5' 10" x 12' 9" (1.80m x 3.90m) Fitted with a sink, work surface and kitchen storage cupboards, with pantry storage beside the rear door. Single radiator and a single-glazed window above the sink. Doors lead to the inner hallway, wet room and separate ground-floor WC.

WC 6' 2" x 3' 10" (1.88m x 1.17m) Fitted with a low-level WC and built-in shelving. Tiled walls, laminate-style vinyl flooring, a single radiator, lighting and a single-glazed window.

INNER HALL Connects Reception Room Two with the utility room and wet room. Wet-room-style flooring, a single radiator, lighting and an electrical consumer unit separate from the fuse board.

WET ROOM 5' 7" x 5' 6" (1.72m x 1.69m) Fitted with a shower, mirror, extractor fan, lighting and a heated towel rail, with a tiled shower area and wet-room-style flooring.

LANDING Doors lead to Bedrooms One, Two, Three, Four and Five, together with the family bathroom. Carpet flooring, light fittings and a double radiator.

BEDROOM ONE 11' 8" x 14' 9" (3.57m x 4.50m) Principal double bedroom with double-glazed uPVC sash windows to the front, built-in wardrobes and a double radiator.

BEDROOM TWO 11' 5" x 11' 5" (3.49m x 3.50m) Double bedroom with a double-glazed uPVC sash window to the front, carpet flooring and a double radiator.

BEDROOM THREE 12' 8" x 7' 8" (3.87m x 2.35m) Double bedroom with a double-glazed uPVC sash window to the front and a single-glazed stained-glass window to the side elevation. Double radiator.

BEDROOM FOUR 4.01m x 3.12m maximum, plus 2.90m x 1.81m Irregularly shaped bedroom arranged in two sections. The larger rear section has uPVC windows, a double radiator and an airing cupboard with storage above. The smaller section has a single-glazed window to the side elevation, built-in storage cupboards, a single radiator and access to the loft via a cupboard door.

BEDROOM FIVE 9' 7" x 10' 5" (2.93m x 3.18m) Double-glazed window to the rear, carpet flooring and a double radiator. No photographs taken.

FAMILY BATHROOM 5' 9" x 9' 10" (1.76m x 3.02m) Fitted with a bath, wash hand basin with storage beneath and a low-level WC. Double-glazed window, double radiator and laminate-style vinyl flooring.

REAR GARDEN The rear garden includes the property's oil tank and a shed adjoining the ground-floor WC. The shed is currently used for additional appliance storage and has lighting and electricity.

GARAGE A double garage adjoins a single garage, providing three garage spaces in total. The garages have lighting and electricity.

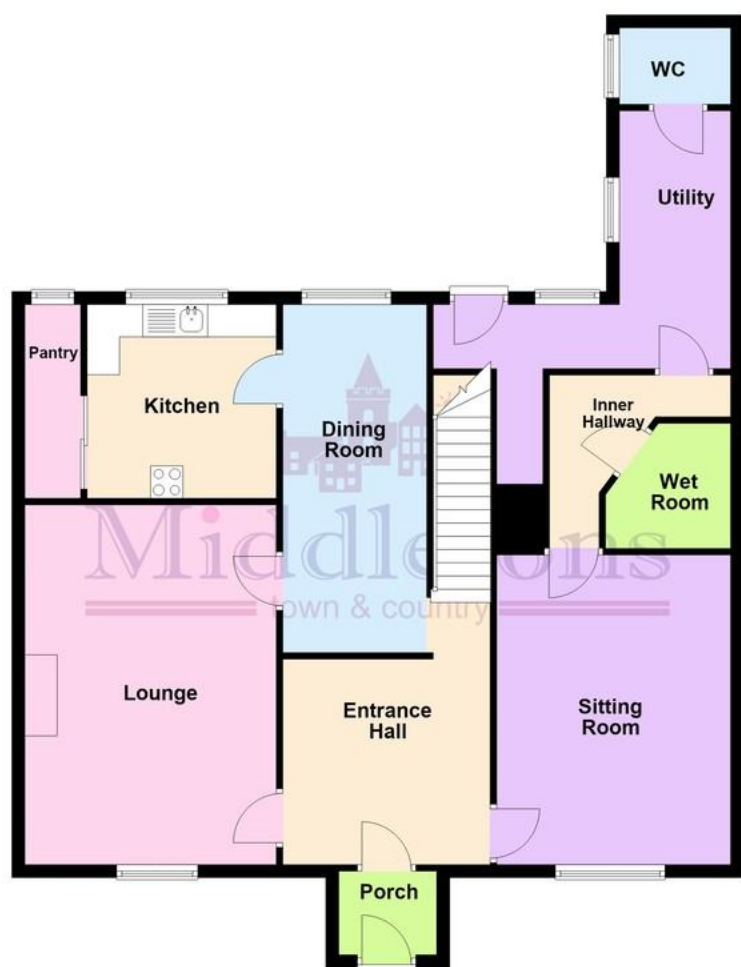
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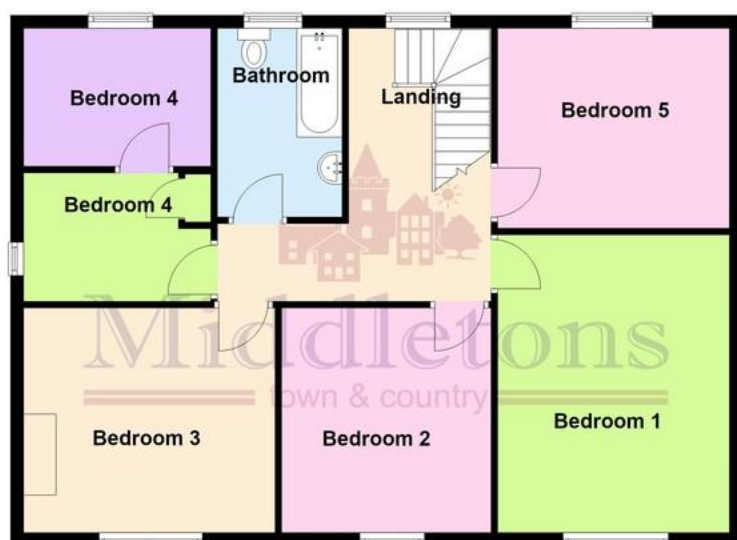




Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approved Redress Scheme

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