



Pembroke House, 4 Town End, Somerby, Melton Mowbray,  
LE14 2QQ

 **NEWTON FALLOWELL**

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## Key Features

- Impressive Detached House
- Five Double Bedrooms
- Three Reception Rooms
- Breakfast Kitchen, Utility & WC
- Double Garage
- Ample Off-Road Parking
- Approx 0.4 Acres
- Wrap Around Gardens
- EPC Rating E
- Freehold

Offers in the region of £750,000





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. 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 7.14m x 4.6m (23'5" x 15'1")

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

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

Breakfast Kitchen 5.81m x 3.52m (19'1" x 11'6")

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

Ground Floor Bedroom 6.01m x 3.86m (19'8" x 12'8")

Ground Floor En-suite Bathroom

Bedroom Two 3.58m x 5.08m (11'8" x 16'8")

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

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

Bedroom Five 4.41m x 4.96m (14'6" x 16'4")

Family Bathroom

Double Garage 4.83m x 5.27m (15'10" x 17'4")

Local Authority

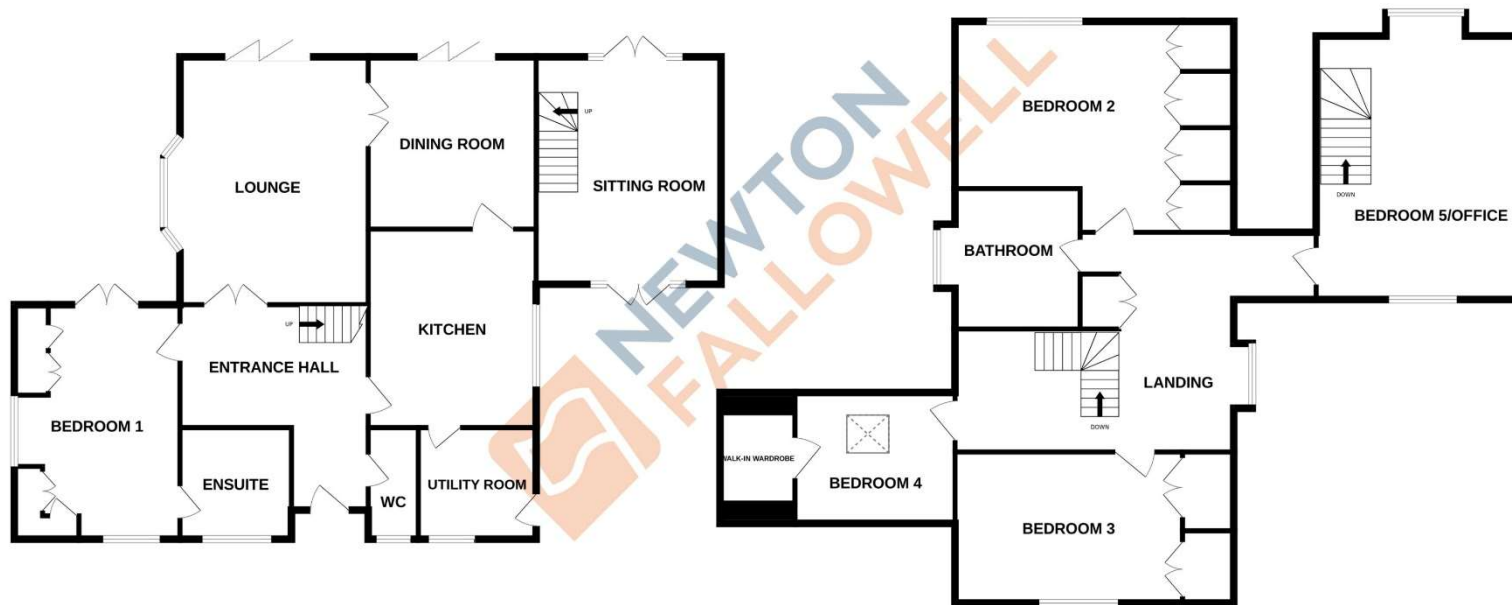
Local Authority: Melton Borough Council  
 Council Tax: F

Agent's Description

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR

1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority:  
 Council Tax Band: F

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.