



High Street, Somerby
£550,000



 SPREY
PROPERTY

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A delightful four bedroomed family home which has been maintained and renovated to a high standard by the current vendors. Safizan House stands in a central position within Somerby village.

The village is well-served with a village shop, doctors surgery, award winning Stilton Cheese pub, primary school and village hall, plus being equidistant from the market towns of Oakham and Melton Mowbray.

The ground floor accommodation is both naturally light and airy with sound dimensions for entertaining. The living room is dual aspect and benefits from TV ports to both the left and right corners, a recently installed multi-fuel burner and bi-folding doors onto the patio.

The kitchen/dining room is fitted to a high specification and has an integrated dishwasher, integrated microwave, fridge freezer and electric Rangemaster cooker. The dining area can comfortably accommodate a table of 8 - the current vendors have enjoyed a host of family gatherings within this space.

The sun room is an extended part of the property with four velux windows and sliding doors to the garden. Once again an excellent entertaining space with comfortable dimensions for a good-sized sofa and chairs.

To the first floor there are four bedrooms. The principle suite currently homes a super king size bed, and possesses an integrated cupboard. The en-suite was upgraded c. 5 years ago with a new shower and sink basin, with easy to clean tiling to this room also. Bedroom two is a double room with views to the front aspect. Bedroom three is another double room benefitting from a dual





aspect view, and bedroom four is a single room serving as a good working from home/hobby room for the current vendors.

The shower room off of the landing was upgraded to a high specification c. 5 years ago.

Externally the property has a westerly facing rear garden mainly laid to lawn with a generous patio area.

To the far end of the garden there is a converted stable, kitted out with spot lighting, TV socketing and wireless router point too. The vendors have utilised this space for working from home and entertainment. There is a first floor mezzanine too; handy for storage.

Adjacent, there is a double garage with EV point fitted to the external left side and driveway parking for four cars.

A fantastic family home within a central village location, contact the office today for your viewing appointment.

Mains water, drainage and electric

Oil Fired Central Heating

Tenure: Freehold

Council Tax Band: D

EPC Rating: D







Lobby: 1.86m c 1.65m (6'1" x 5'5")

Entrance Hall

WC

Living Room: 8.94m x 3.20m (29'4" x 10'6")

Kitchen/Dining Room: 5.85m x 2.78m (19'2" x 9'1")

Sun Room: 3.36m x 4.84m (11' x 15'11")

Landing

Bedroom One: 4.23m x 3.20m (13'11" x 10'6")

En-suite: 1.51m x 2.35m (4'11" x 7'9")

Shower Room: 1.51m x 3.03m (4'11" x 9'11")

Bedroom Two: 2.77m (9'1") x 3.87m (12'8") max

Bedroom Three: 3.58m x 2.87m (11'9" x 9'5")

Bedroom Four: 1.97m x 2.62m (6'6" x 8'7")

Double Garage: 4.85m x 5.20m (15'11" x 17'1")

Annexe Living Room: 3.53m x 4.70m (11'7" x 15'5")

Annexe Mezzanine: 3.53m x 2.19m (11'7" x 7'2")

Void





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Total area: approx. 182.4 sq. metres (1962.9 sq. feet)
 Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo, www.m-photo.pro
 Plan produced using PlanUp.



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Somerby is a popular village between Oakham and Melton Mowbray with a thriving community. Facilities include a primary school, post office/village shop, a village hall, public house, bustling allotments, and a riding school. The nearby towns of Oakham and Melton Mowbray also provide excellent amenities.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements