



Asking Price £275,000 | Freehold

Church Lane, Somerby, LE14 2PS





Key Features & Description

- Link detached
- Secluded location
- Character features
- Multi-fuel burning stove
- Two double bedrooms
- Low maintenance rear garden
- Full fibre broadband
- LPG heating
- EPC Rating: F
- Council Tax Band: C

Offering true chocolate box appeal, this stone built cottage enjoys a pleasant situation, tucked away on Church Lane within walking distance of the village pub and shop. The property comprises a living room featuring a fireplace as the focal point and two uPVC double glazed windows to the front. The kitchen diner has a multi-fuel burner at its heart, generous worktop space and a range of eye and base level units. Ground floor accommodation also benefits from a downstairs cloakroom with WC.

Upstairs accommodation is comprised of two double bedrooms and a bathroom benefitting from a freestanding bath and separate shower cubicle. The owners have recently had full fibre broadband installed - perfect infrastructure for those working from home.

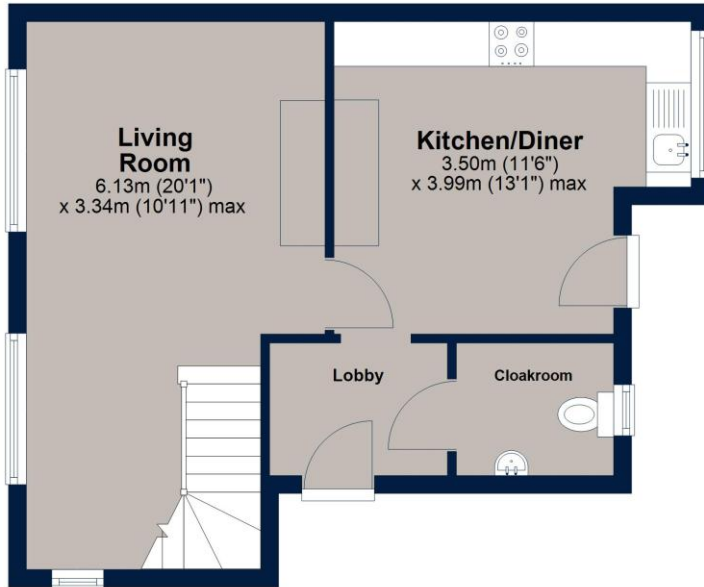
Front to rear access is gained from the front elevation, with handy storage for bins. The rear garden has been configured with low maintenance in mind. There is no parking with the property. Parking available on High Street, on a non-permit basis.

Somerby is highly regarded village offering a balance of rural charm and everyday convenience. The village boasts award-winning pub, a well-regarded primary school, shop, and a doctors' surgery, making it ideal for families and those seeking a well-served community. Additional amenities include a village hall and allotments, all contributing to a friendly, close-knit atmosphere, while the surrounding countryside provides plenty of opportunities for walking and outdoor pursuits.



Ground Floor

Approx. 38.0 sq. metres (408.5 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.1 sq. feet)



Total area: approx. 78.5 sq. metres (844.6 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
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