



Asking Price £275,000 | Freehold
Church Lane, Somerby LE14 2PS





Church Lane, Somerby LE14 2PS

- Link detached
 - Secluded location
 - Character features
 - Multi-fuel burning stove
 - Two double bedrooms
 - Low maintenance rear garden
 - Full fibre broadband
 - LPG heating
-

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 a highly regarded village offering a balance of rural charm and everyday convenience.

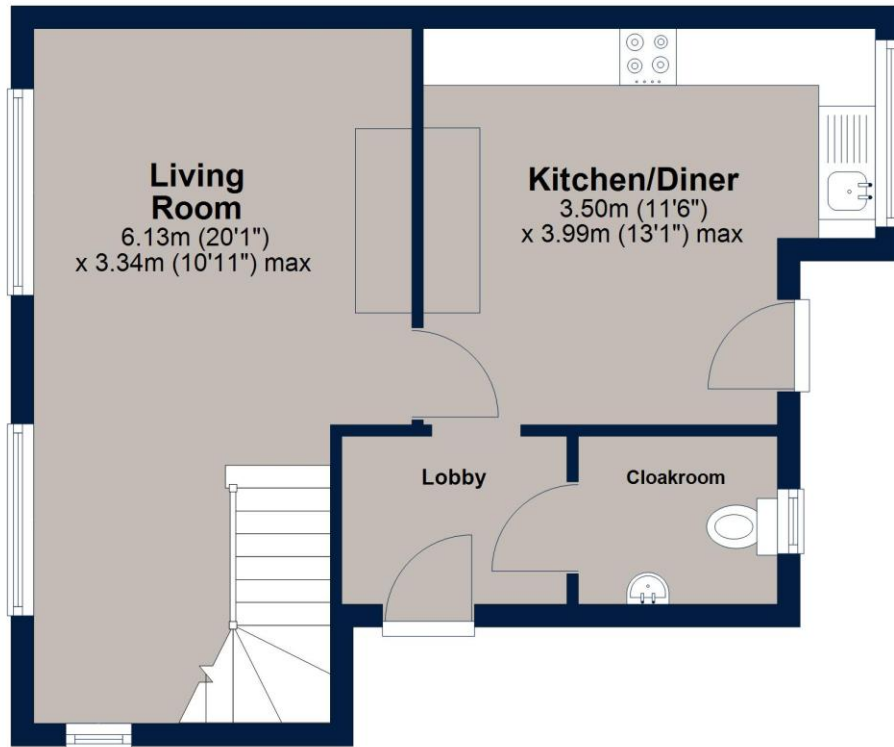
The village boasts award-winning pub, a well-regarded primary school, shop, and a doctors' surgery, making it ideal for families and those seeking a well-served community.

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
Plan produced using PlanUp.

Key Information

Local Authority- Melton Borough Council

Council Tax Band - C

Tenure - Freehold

EPC Rating - F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		



Osprey Melton Mowbray Sales

8A Burton Street, Melton Mowbray

Leicestershire

LE13 1AE

T: **01664 778170**

melton@osprey-property.co.uk

osprey-property.co.uk



Mortgage Scout* are experts at seeking out the best way to buy the home of your dreams. They've been matching buyers with money saving mortgages since 2003. Combining attention to detail with industry knowledge, they'll track down the mortgage deal that works for you.

*Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed.

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.