



The Field, Melton  
Offers Over £210,000





Located in the small country village of Somerby, this property combines modern living with period charm and an excellent finish. This lovely village residence has excellent ceiling height whilst retaining original features. The property is nestled next to open fields and countryside offering an idyllic rural escape within easy walking distance to amenities.

The property offers a lounge with an open fire and back boiler, contemporary kitchen and dining room with a feature fireplace and overlooking the rear courtyard. The first floor offers three bedrooms and a contemporary bathroom.

Outside is a pretty and secluded rear courtyard with a covered seating area and a gate to the parking area and the open countryside beyond. The south facing front garden is mainly laid to lawn with established flower beds. Agents Note: The loft has been converted; Osprey have been advised that there are not building Regs for this. Osprey have been informed that the owners have parked at the rear of the property for several years.

Tenure: Freehold  
Solid Fuel Heating  
Mains Services  
Council Tax Band: B



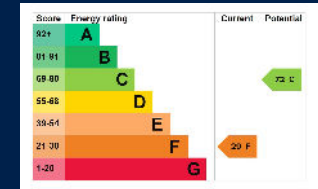




# The Field, Melton Mowbray



This lovely three-bedroom home sits on open countryside and offers a beautifully presented character property. Externally there is a front garden, good sized courtyard with access to parking at the rear.



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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

