



High Street, Somerby
Offers Over: £235,000



A fully renovated character cottage located in the beautiful Leicestershire village of Somerby. Externally there are parking spaces for several vehicles, a small, low maintenance garden with outbuildings.

This two bedroom character cottage offers a cosy living room with a fireplace and cupboard space, a dining room with a window to the rear aspect, kitchen with an integrated cooker and hob, integrated fridge freezer, dishwasher, and a good range of wall and base units and a newly appointed family bathroom.

The first floor offers two excellent sized double bedrooms.

Outside is a garage and driveway for several vehicles, and a low maintenance rear garden and store rooms.

The current owners have carried out many renovations to the property to include: complete electrical re-wire, new bathroom and kitchen, re plastered throughout, electric Bluetooth radiators, new water heating system installed, new ceilings in some rooms amongst other works.

Tenure: Freehold

Mains Water, Electric Heating

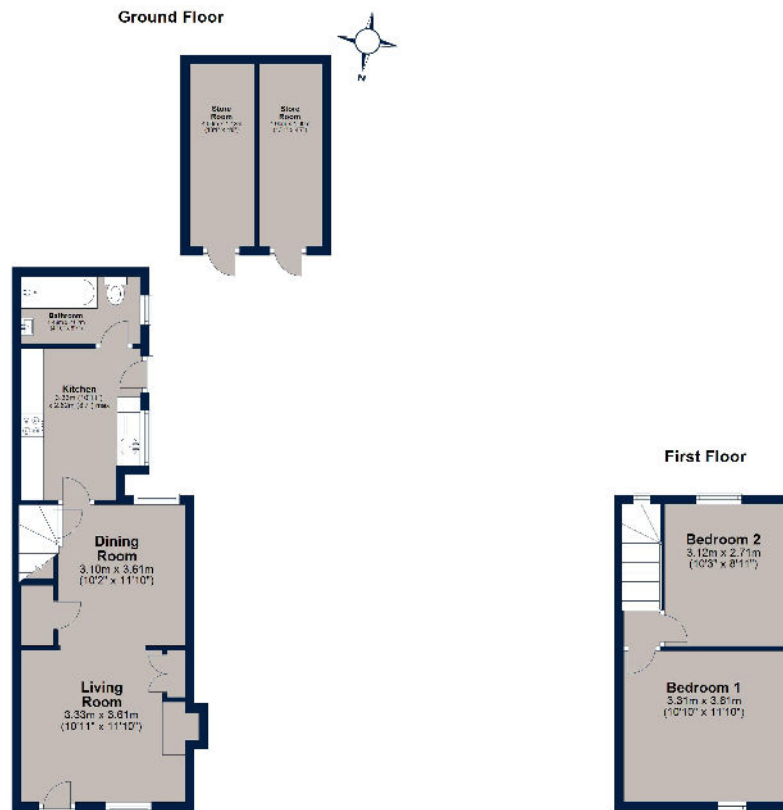
Council tax band: B

EPC: F





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Total area: approx. 71.5 sq. metres (769.2 sq. feet)

*Not for decision purposes only and may not be representative of the property. *Not a not to scale. Plan produced by N-Note Plan producer using HartyUp



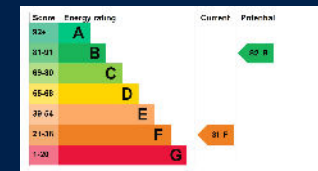
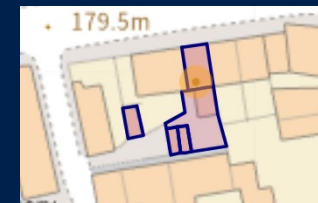
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Somerby is a popular village between Oakham and Melton Mowbray with a thriving community. Facilities include a primary school, post office/village shop, a village hall, public house bustling allotments, and a riding school. The nearby towns of Oakham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



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