



Church Lane, Somerby
Offers Over £285,000





Quaint and characterful - a rare find: a detached cottage with driveway parking positioned centrally within this well-served and desired village.

Corner Cottage has been much-loved by the current vendors and comprises a lobby/porch area, leading to the living room which has a centrally positioned multi-fuel stove. The current vendors love this room; its cosy, quaint and characterful vibe. The kitchen diner is well equipped with a dishwasher, fridge and freezer and a modern oven. Further to the ground floor there is a downstairs bathroom in which the current vendors have modernised to a high specification.

To the first floor there are three bedrooms, the principal suite benefits from an en-suite shower room and the current vendors have added wardrobe space also. Bedrooms two and three are good rooms, both benefitting from built in storage.

Externally this property is advantageous with its benefit of driveway parking within the centre of the village. There is a courtyard garden with access from the front and the rear.

Oil Fired Central Heating, Mains Water and Electric

Tenure: Freehold

Council Tax Band: C

EPC Rating: E





Lobby: 1.45m x 0.80m (4'9" x 2'7")

Living Room: 4.27m x 3.57m (14' x 11'9")

Kitchen/Diner: 3.31m x 3.57m (10'10" x 11'9")

Bathroom: 2.04m x 1.46m (6'8" x 4'9")

Bedroom Three: 3.28m x 1.73m (10'9" x 5'8")

Bedroom Two: 2.77m x 2.54m (9'1" x 8'4")

Bedroom One: 3.61m (11'10" x) max x 3.57m (11'9")

En-suite





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Total area: approx. 67.1 sq. metres (722.6 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.



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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		79 C
55-68	D		
39-54	E	44 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