



Church Lane, Somerby  
Offers In Excess Of £299,950









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 principle 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 Banc: C  
EPC Rating To Follow







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









# Church Lane, Somerby



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](http://www.m-photo.pro)  
Plan produced using PlanUp.



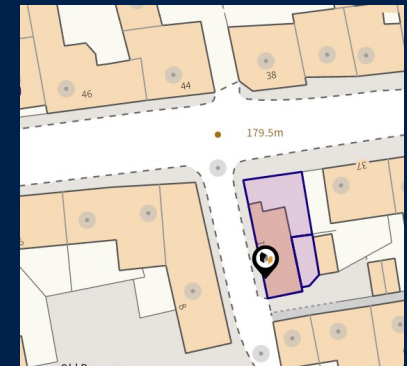
Osprey Oakham  
4 Burley Road  
Oakham  
Rutland LE15 6DH  
01572 756675  
[oakham@osprey-property.co.uk](mailto:oakham@osprey-property.co.uk)

Osprey Stamford  
7 Red Lion Street  
Stamford  
Lincolnshire, PE9 1PA  
01780 769269  
[stamford@osprey-property.co.uk](mailto:stamford@osprey-property.co.uk)

Osprey Oundle  
6 Crown Court  
Market Place  
Oundle, PE8 4BQ  
01832 272225  
[oundle@osprey-property.co.uk](mailto:oundle@osprey-property.co.uk)

Osprey Melton  
8 Burton Road  
Melton  
Leicestershire, LE13 1AE  
01664 778170  
[melton@osprey-property.co.uk](mailto:melton@osprey-property.co.uk)

Somerby is a popular village between Oakham and Melton Mowbray with a thriving community. Facilities include a doctors surgery, 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