



**HIGH STREET, SOMERBY**

**Asking Price Of £209,950**

**Three Bedrooms**

**Freehold**

**DETACHED HOUSE**

**DOWNSTAIRS WC**

**OPEN-PLAN LIVING KITCHEN**

**LOCAL SCHOOLS NEARBY**

**CHAIN FREE**

**THREE BEDROOMS**

**VILLAGE WITH AMENITIES**

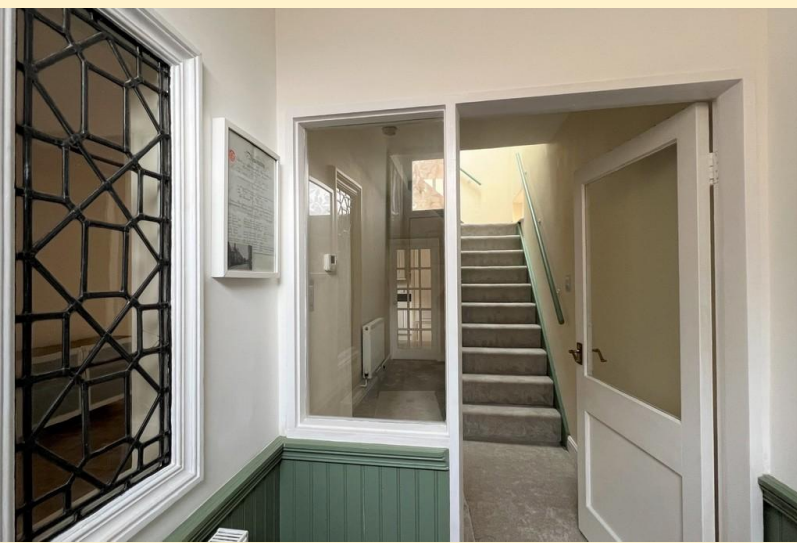
**GOOD COMMUTER LINKS**

**COUNCIL TAX BAND C**

**01664 566258**

**info@middletons.uk.com**





Formally the village doctors surgery, retaining character with a modern finish, this three bedroom house is ideally situated in the middle of this sought after village which is around 5.5 miles south of Melton Mowbray and 5.8 miles South of Oakham. The village amenities include the Stilton Cheese Inn, primary school, village shop and local bus services.

The accommodation on offer comprises; entrance porch, hallway, cloakroom and an open plan kitchen incorporating the lounge to the ground floor. Three bedrooms and a four piece family bathroom to the first floor. The property does not have any garden but does have a quaint flower bed to the front.



**PORCH** Hardwood door into the porch having a patterned lead glass window to the lounge area, quarry tiled flooring with a recessed door mat, wood paneling to the walls, window and glazed door to the hallway.

**ENTRANCE HALL** Having a return staircase to the first floor, radiator and glazed doors off to both the lounge and kitchen area.

**KITCHEN AREA** 8' 1" x 16' 6" (2.48m x 5.03m) Fitted with contemporary wall, base and drawer units, central island, roll edge work surfaces, ceramic one and a half bowl sink and drainer, space and plumbing for a washing machine. Integrated electric oven and hob with extractor over, integrated dishwasher and fridge freezer. Window to the side aspect, tiled flooring and inset spot lighting.

**LOUNGE** 23' 4" x 10' 0" (7.12m x 3.06m) Open-plan to the kitchen having dual aspect windows, two radiators, wood flooring and inset spot lights.

**LANDING** Taking the stairs from the hall, the halfway point on the stairway has an attractive stained glass window, continuing to the landing which has a Velux window with fitted blind, airing cupboard and doors off to;

**MASTER BEDROOM** 7' 10" x 20' 4" (2.41m x 6.2m) A good sized double having a window to the front aspect, radiator and carpet flooring.

**BEDROOM TWO** 7' 10" x 12' 1" (2.41m x 3.7m) Having a window to the front aspect, radiator and carpet flooring.

**BEDROOM THREE** 5' 11" x 11' 8" (1.81m x 3.57m) Having a Velux window, radiator, built-in cupboard and carpet flooring.

**BATHROOM** 7' 9" x 7' 8" (2.38m x 2.36m) Comprising of a shower cubicle with waterfall shower, panel bath, wall mounted wash hand basin with chrome towel rail, low flush WC and a heated towel rail. Fully tiled walls and flooring, built-in storage cupboards and skylight.

**OUTSIDE SPACE** Small walled flower bed to the front, space for storing bins. Please note there is no garden to the rear of the property.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







## Ground Floor

Approx. 48.8 sq. metres (525.2 sq. feet)



## First Floor


Approx. 48.8 sq. metres (525.2 sq. feet)



Total area: approx. 97.6 sq. metres (1050.4 sq. feet)

This floorplan has been produced by Middeltons as a guide only. For further information call 01664 566258  
Plan produced using PlanUp.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.