



HIGH STREET, SOMERBY

Offers In Region Of £775,000

Three Bedrooms

Freehold



DETACHED BUNGALOW

REMODELLED/REFURBISHED

WRAP AROUND GARDENS

LOCAL SCHOOLS NEARBY

GENEROUS DRIVEWAY AND GARAGE

OPEN-PLAN LIVING KITCHEN

VILLAGE AMENITIES

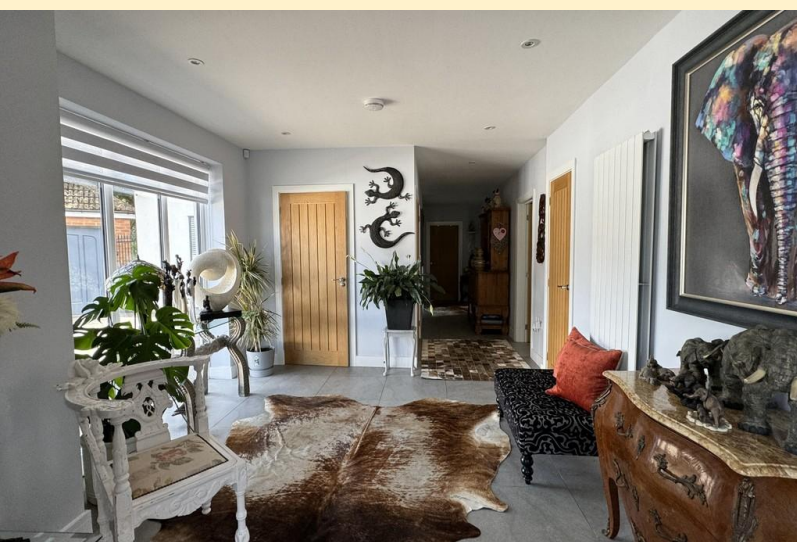
SOUTH OF MELTON MOWBRAY

COUNCIL TAX BAND E

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Totally remodelled and refurbished throughout creating a stunning three bedroom detached bungalow on a sizeable plot. 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; spacious entrance hall, utility room, cloakroom, a spectacular open-plan living kitchen with bi-fold doors, bathroom and three double bedrooms with an ensuite shower room to the main bedroom. Outside the property benefits from ample off road parking and a garage to the front and a generous wrap around garden.

ENTRANCE HALL 16' 7" x 10' 9" (5.08m x 3.3m) Double composite doors with triple locking system into the spacious entrance hall having a picture window to the side with fitted blind, built-in storage cupboard, vertical radiator, inset LED lighting, skirting board lighting, tiled floor and oak doors off to;

UTILITY ROOM 6' 3" x 6' 0" (1.92m x 1.85m) Fitted with wall and base units with a one and a half bowl stainless steel sink and drainer, space and plumbing for a washing machine and space for a tumble dryer. Window with fitted blind, vertical radiator, extractor fan and tiled flooring.

CLOAKROOM 3' 11" x 4' 11" (1.2m x 1.51m) Comprising of a vanity unit wash hand basin and close coupled WC. Obscure glazed window, inset LED lighting, heated towel rail and tiled flooring.

LIVING KITCHEN 16' 2" x 38' 1" (4.95m x 11.62m) Being a new extension to the property creating an open-plan modern living space with triple locking bi-fold doors to the garden and picture windows with fitted blinds to the height of the apex allowing plenty of natural light. Central to the room is a double sided Ecozy+ 12kw wood burning stove for those cosy winter nights giving heat to both the lounge and dining area. The kitchen has been fitted with a contemporary range of wall, base and drawer units with Granite work surfaces, under mount sink with a 3 in 1 boiling water tap, central island with electric hob, self cleaning Bosch double oven, warming tray, microwave, Neff dishwasher and housing for an American style fridge freezer. The dining area has a window with fitted blind, three vertical radiators, inset LED lighting and tiled flooring throughout.

BEDROOM ONE 20' 5" x 11' 11" (6.23m x 3.64m) Generous double bedroom having French doors opening onto the patio area, window with fitted blind, inset LED lighting, vertical radiator, aerial point, tiled flooring and oak door to the ensuite.

ENSUITE 8' 2" x 7' 9" (2.49m x 2.38m) Comprising of a walk-in shower with a fixed waterfall shower head and shower riser, his and hers vanity unit wash hand basins, two light up, mirrored wall cabinets, close coupled WC and a heated towel rail. Obscure glazed window, extractor fan, inset LED lighting, part tiled walls and tiled flooring.

BEDROOM TWO 14' 2" x 14' 7" (4.33m x 4.46m) Having two windows with fitted blinds to the front aspect, French doors opening onto the patio area, vertical radiator, aerial point, inset LED lighting and tiled flooring.

BEDROOM THREE 10' 11" x 10' 8" (3.34m x 3.26m) Having French doors opening onto the patio area, vertical radiator, aerial point and tiled flooring.

BATHROOM 5' 9" x 8' 8" (1.77m x 2.65m) Comprising of a 'P' shaped bath with shower over and glazed shower screen, vanity unit wash hand basin, close coupled WC and a heated towel rail. Obscure glazed window, electric shaver point, inset LED lighting, extractor fan, part tiled walls and tiled flooring.

FRONT ASPECT Having a tarmac drive providing ample off road parking, slate beds, mature tree, paved patio areas, gates to to the gardens and a dwarf wall to the boundary.

GARAGE 25' 5" x 10' 4" (7.75m x 3.15m) Detached brick built garage having an electric roller door, power and light connected.

WORKSHOP 7' 6" x 10' 9" (2.30m x 3.29m) Situated behind the garage with double doors from the garden. Ideal workshop or garden store.

GARDENS Adjacent to the rear of the property are private patio areas, two galvanised steel gazebos off the French doors to the bedrooms, Astro turf area for a hot tub and further seating, formal lawn with planted borders, mature Beech tree which has a TPO, large timber store. Gate through to the side garden which is mainly laid to lawn with mature trees and Laurel hedging. The gardens also benefit from outside lighting which is on a timer and electrical sockets. Monocouche self cleaning render to the bungalow and five cameras to the hard lined security system. Worcester green star oil boiler with a 1700L tank which is 4 years old.

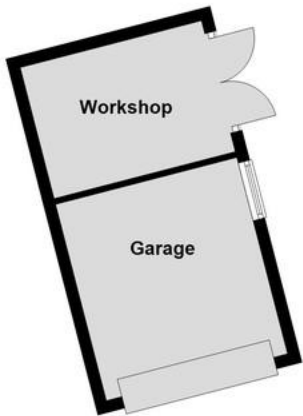
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Ground Floor



This floorplan has been produced by Middletons 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
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