



Pickwell Road, Somerby
Offers In Excess Of £799,000



SPREY
PROPERTY

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An impressive five bedroomed detached family home situated in an exclusive location within the picturesque village of Somerby, equidistant from the market towns of Oakham and Melton Mowbray. South Park House has been lovingly maintained by the current owners and offers perfectly balanced and naturally light accommodation over c. 3,8000 square feet.

On the ground floor the property provides a light and airy welcome, with a dual aspect beamed living room benefitting from wood burning stove positioned within an inglenook fireplace. There is access to the south-facing rear garden from here also, an excellent space.

Further reception accommodation is comprised of a large dining room comfortably able to accommodate a table of at least eight, benefitting also from access to the rear garden. There is also a cosy sitting room/snug to the ground floor.

The kitchen is fully equipped for culinary endeavours and entertaining, enjoying dual aspect views and possessing an impressive oil fired aga, island centerpiece and comfortable space for a further dining table if necessary. There is an excellent wine room and separate utility situated off of the kitchen too.

Access from the kitchen is provided to a separate en-suite bedroom (bedroom five), perfect for multi-generational living. First floor accommodation is comprised of a further four bedrooms, two of which benefit from en-suites and there is also a family bathroom.





Externally the property benefits from a south facing rear garden with numerous trees and thick foliage, amiable patio space and generous lawned area for entertainment and recreation. There is also parking for several vehicles, a double garage and a double car port also. Lots to like indeed!

The current vendors have enjoyed being within an excellent property and has served them extremely well, it is the ideal hosting home, perfect for entertaining and larger families. Call the Melton Mowbray office now to arrange your tour.

Tenure: Freehold
Mains electric, water and oil fired central heating
Council Tax Band:
EPC Rating: D
Council Tax Band: G
No onward chain

Porch

Entrance Hall: 5.01m x 4.73m (16'5" x 15'6")

Living Room: 7.30m x 4.24m (23'11" x 13'11")

Dining Room: 4.86m x 3.89m (15'11" x 12'9")







Sitting Room

Kitchen/Diner: 5.85m x 3.31m (19'2" x 10'10")

Utility: 3.51m x 2.05m (11'6" x 9'10")

Wine Room: 1.32m x 2.05m (4'4" x 6'9")

Bedroom One: 7.33m x 4.24m (24' x 13'11")

En-suite: 2.52m x 2.53m (8'3" x 8'4")

Bedroom Two: 4.15m x 4.93m (13'7" x 16'2")

Dressing Area

En-suite 3.62m x 2.96m (11'11" x 9'9")

Bedroom Three: 3.52m x 3.89m (11'7" x 12'9")

Bedroom Four: 2.50m x 3.57m (8'2" x 11'9")

Bathroom: 1.86m x 2.45m (6'1" x 8'1")

Bedroom Five: 5.31m x 5.29m (17'5" x 17'4")

En-suite

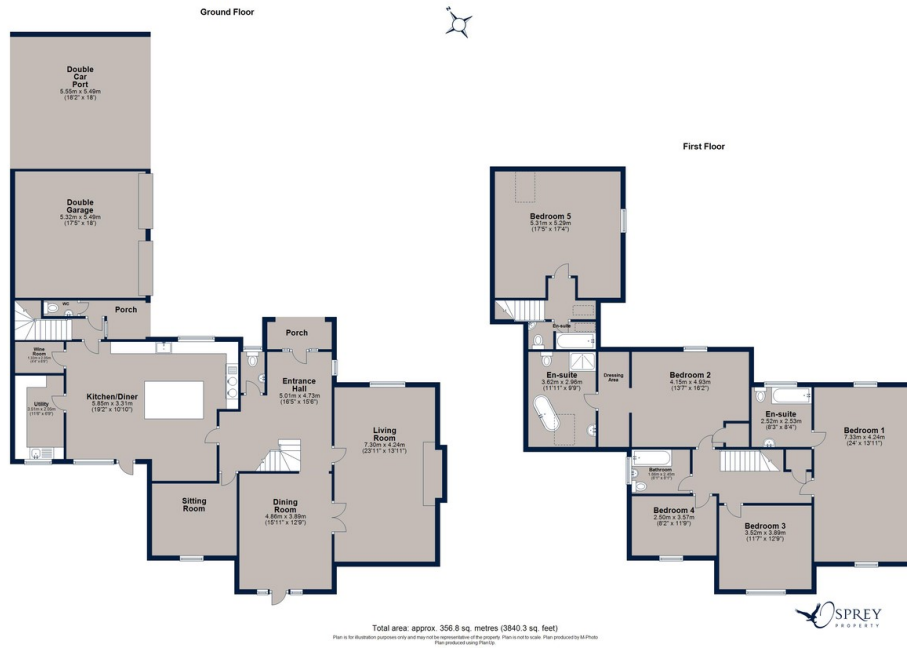
Double Garage: 5.32m x 5.49m (17'5" x 18')

Double Car Port: 5.55m x 5.49m (18'2" x 18')





Pickwell Road, Somerby



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		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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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