



**MAIN STREET, THORPE SATCHVILLE**

**Asking Price Of £300,000**

**Two Bedrooms**

**Freehold**



**SEMI-DETACHED HOUSE**

**TWO RECEPTION ROOMS**

**GENEROUS GARDENS**

**GOOD COMMUTER LINKS**

**GARAGE AND DRIVEWAY**

**TWO DOUBLE BEDROOMS**

**VILLAGE LOCATION**

**SOUTH OF MELTON MOWBRAY**

**COUNCIL TAX BAND D**

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Characterful semi-detached two bedroom house situated in the village of Thorpe Satchville. Tucked just five miles south of Melton Mowbray, Thorpe Satchville is a quintessential Leicestershire village, positioned on the B6047, the village enjoys direct access to Melton Mowbray and Market Harborough. Primary schooling is available at the nearby village of Great Dalby and state secondary schooling in Melton Mowbray.

The accommodation on offer comprises; entrance hall, sitting room, lounge, kitchen, rear utility porch and conservatory to the ground floor. Two double bedrooms and a family bathroom to the first floor. Outside the property enjoys a generous plot with off road parking, a double garage and several garden spaces.



**ENTRANCE HALL** Having stairs rising to the first floor, radiator and doors off to;

**SITTING ROOM** 13' 0" x 11' 9" (3.97m x 3.59m) Having a window to the front aspect, radiator, feature stone fireplace with electric fire, TV aerial point, built-in storage to the alcove, beamed ceiling and carpet flooring.

**LOUNGE** 12' 11" x 20' 7" (3.95m x 6.28m) Having a window to the front aspect and patio doors to the conservatory allows plenty of natural light to flood this generous and nicely proportioned lounge. Having a feature fireplace with electric fire, TV aerial point, beamed ceiling, carpet flooring and steps down to the patio doors giving access to the conservatory.

**CONSERVATORY** 12' 0" x 8' 9" (3.66m x 2.68m) Having patio doors to the rear garden and tiled flooring.

**KITCHEN** 8' 11" x 16' 2" (2.74m x 4.95m) Fitted with a range of wall, base and drawer units topped with work surfaces, breakfast bar, one and a half bowl sink and drainer unit, integrated electric oven and hob. Window and external door to the rear utility porch, original fireplace housing a chest freezer, beamed ceiling, radiator and vinyl flooring.

**UTILITY PORCH** A handy space with plumbing for a washing machine, tiled flooring, obscure glazed window and patio doors to the garden.

**LANDING** Taking the stairs to the first floor having a window to the rear aspect, with doors off to;

**BEDROOM ONE** 12' 11" x 12' 11" (3.95m x 3.96m) Having a dormer window to the front aspect, radiator, carpet flooring, slanted ceilings with exposed wooden beams give the room a snug, attic like feel,

**BEDROOM TWO** 12' 11" x 10' 11" (3.95m x 3.35m) Another double room having a window to the front aspect, radiator, carpet flooring and slanted ceilings with exposed wooden beams carrying on the cosy attic feel.

**BATHROOM** 13' 10" x 8' 9" (4.22m x 2.68m) Built into a tiled surround the bath and benefits from a shower attachment, handy vanity unit wash hand basin with storage and a low flush WC. Obscure glazed window, radiator, exposed beams and carpet flooring.

**FRONT ASPECT** Gated access to the front door which has a storm porch and courtesy lighting. A driveway to the side leads down to the gardens and double garages.

**GARDENS** The tiered paved patio offers a practical outdoor space, complete with a garden tap and gravel-edged borders softened by mature shrubs. Continuing down the driveway a double garage provides ample storage and convenience, while beyond it, a generous rear garden unfolds. Here, a paved seating area nestles into its own private nook, screened by established shrubbery for a sense of calm and seclusion.

**DOUBLE GARAGE** 23' 10" x 16' 8" (7.28m x 5.10m) Having manual up and over double doors.

**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.

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## Ground Floor



## First Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		