



2 Highfields

32 The Field | Somerby | Leicestershire | LE14 2PT

**Bentons**

YOUR PROPERTY EXPERTS



2 Highfields

A truly charming two double bedroomed mid cottage boasting a wealth of character with a fusion of contemporary upgrades. The property has a pleasant position within the regarded village of Somerby overlooking fields to the rear. The property has been substantially upgraded by the present owner to include a newly fitted Worcester Bosch central heating boiler, replacement windows and doors, brand new Howdens oak fronted kitchen with unused appliances and high quality decoration throughout. The accommodation comprising lounge, open-plan living dining kitchen, first floor landing with exposed brickwork and exposed original stripped wood flooring, access off to two double bedrooms and a bathroom with natural stone tiles and high quality suite. There is a loft room which has been partially converted accessed via a pull-down ladder with further potential, subject to necessary permissions. Complementing the accommodation is a gardens to the front and rear being mainly low maintenance with parking to the rear. The property is offered with no upward chain and early viewing is advised.

Accommodation

With access through a composite door to the front elevation into:

Lounge

11'8" x 11'11" (3.56m x 3.63m)

With high level ceilings and coving, there is a sealed glazed sliding sash window overlooking the foregarden, high quality wood laminate flooring and central heating radiator, central cast iron open fireplace with decorative Victorian slips and tiled hearth, built-in book shelf to each chimney breast recess and doorway through to:

Inner Hall

With stairs rising to the first floor landing with exposed brickwork and further door leading through to:

Property at a glance

- Charming Cottage
- Energy Rating G
- Two Double Bedrooms
- Two Reception Areas
- Superb Refitted Kitchen
- Loft Room
- Low Maintenance Gardens
- Countryside Views
- Beautifully Presented
- No Chain

Asking Price: £219,950





Dining Kitchen **19'8" x 12' (6m x 3.66m)**

A fantastic reception room with ample space for both kitchen seating and dining. The kitchen has been recently replaced by a high quality oak fronted Howdens kitchen, having been painted in a soft grey and comprising fitted wall and base units with a mixture of glass and solid oak worktops, set within one of the tops is a circular stainless steel sink with mixer tap over. The kitchen has a brand new and unused Lamona double oven and grill as well as a new and unused Lamona dishwasher. There is also a Hotpoint ceramic hob, stainless steel splashback to the wall and extractor fan over. High quality tiled splashback to the wall and wood effect tiled flooring throughout. Continuing into the dining area there is a central exposed brick chimney breast with a cast iron freestanding wood burning stove. There is a built-in cupboard to the chimney breast recess and access to a rather useful understairs storage cupboard. There is a central heating radiator, spotlights to the kitchen, a sealed glazed window and recently fitted uPVC glazed door providing views and access into the garden. There is also a door to the side.

First Floor Landing

Having original stripped wood flooring and exposed doors leading through to:

Bedroom One **11'1" x 12' (3.38m x 3.66m)**

A spacious double bedroom with a sealed glazed sliding sash window to the front elevation, this room has the original exposed wood flooring, a central heating radiator and an original central cast iron open fireplace.

Bedroom Two **11'11" x 10'7" (3.63m x 3.23m)**

A second double bedroom which has a sealed glazed sash window to the rear overlooking the garden and open fields beyond. There is exposed stripped and painted wood flooring, central heating radiator, a useful built-in store cupboard and access off to the bathroom. A pull down ladder leads to the partially converted loft room

Bathroom **6'3" x 8'3" (1.9m x 2.51m)**

Fitted with a three piece contemporary suite comprising a central bath with a wall mounted Mira shower over, there is a natural stone tiled splashback to the walls, high quality wood flooring and a contemporary wall mounted Roca wash hand basin, mixer tap and WC. The bathroom has an obscure glazed window to the rear elevation and central heating radiator.

Loft Room

With access via pull down ladders, this room has been fully carpeted, boarded, plastered and painted with recess spotlights to ceiling and Velux window to the rear. It is connected with power and lighting and has immense scope and potential to be converted into a formal room (subject to necessary permissions).

Outside to the Front

The property has the benefit of an enclosed foregarden with painted wrought iron railing. The front garden consists of a lawned area with stocked flower beds surrounding.

Outside to the Rear

The rear garden is hard landscaped for ease of maintenance with a large patio area providing space for outside entertaining and dining, the rest of the garden is laid to gravel, there is a oil tank which is concealed behind wicker fencing, a log store and gated access to the rear where there is parking space available.

Services

Vodafone Broadband is available in the village.

Location

Somerby is situated close to the Rutland/Leicestershire border and is a hilltop village offering a good range of local facilities including primary school, health centre, well known pub with restaurant, village hall, children's play area, sports pitch, church and post office/general store. The village is within the Catmose College catchment area and also has long established ties with equestrian activities being well known for a large riding school with livery stables. The village is also particularly well placed for fast access to Melton Mowbray, Oakham, Leicester, Stamford, Market Harborough, Peterborough and London via the A1. The village is made up of a large number of stone and brick period properties and cottages. The local beauty spot of Burrough Hill is also nearby.

Do You Need a Mortgage?

Bentons works with Thomas Nicholas Financial Services, a local independent mortgage broker offering:

- Access to thousands of mortgages from the whole market
- Completely free of charge mortgage advice
- Buyer's Protection should your purchase fall through
- Personal protection from some of the UK's leading Insurance Companies

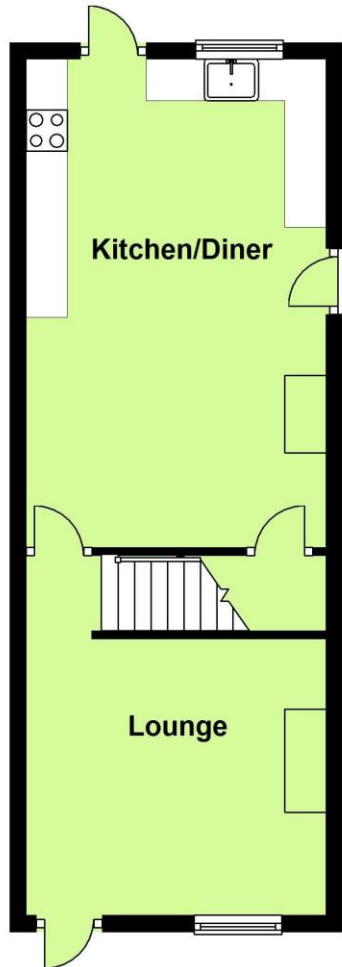
Our mortgage expert, Tom James, will be able to:

- Work out what is affordable for you
- Recommend the very best product available
- Complete all the necessary paperwork
- See your case right the way through to completion
- Save you time and money!

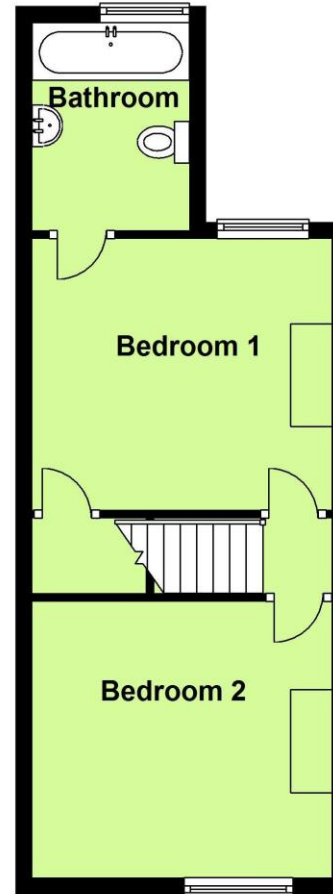
Call Tom James today at Bentons on 01664 563892



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	16	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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N.B. All measurements are approximate. These Sale Particulars have been prepared by BENTONS upon instruction of the Vendor(s). Services, Fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters. These particulars are intended to give a fair description but their accuracy is not guaranteed. Nor do they constitute an offer or contract.



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