



PARKLANDS

HIGH STREET, SOMERBY

JAMES
SELICKS



“ ... A HIGH-QUALITY, DETACHED VILLAGE HOME TUCKED AWAY IN A PRIVATE POSITION... ”

A substantial and high-quality, double-fronted, detached village home tucked away in a private position with open countryside views to the rear.

Impressive Entrance Hall • Dining Kitchen • Utility Room & Downstairs WC
• Two Reception Rooms • Galleried Landing • Four Bedrooms • Family Bathroom & Two Ensuites • Private Driveway & Double Garage • Mature Garden • Countryside Views • EER - D •

Accommodation

Enter the property through a large oak door that opens into an impressive double height entrance hall with flagstone floor, oak staircase, and doors to the ground floor accommodation. The dining kitchen sits to the right-hand side of entrance hall and spans the depth of the property with windows on three sides allowing plenty of light. The kitchen area sits to the front end of the property and provides a great range of floor standing units with a large central island, all under a combination of timber and light granite worktops. There is a double sink with mixer tap, integrated dishwasher, space for a wine fridge, a Range style cooker with extractor over and an American style fridge freezer. To the other end of the room is the generously sized dining area with French doors opening out to the rear garden and a set of double doors leading back into the entrance hall.

A utility room is located just off the dining kitchen providing further storage, a secondary sink, space and plumbing for white goods and a door out to the side of the property. The oil-fired central heating boiler is also located here.

To the left of the entrance hall is the spacious sitting room with windows to two sides and French doors out to the garden. The room is filled with light and has a feature fireplace housing a multi-fuel burning stove. There is second reception room to the front of the property that is currently being used as a snug but could be utilised in a variety of different ways. The ground floor accommodation is completed by a downstairs cloakroom.



space for a study area overlooking the garden. The principal bedroom sits to the front of the property with French doors opening onto a balcony overlooking the garden.

There is plenty of space for free-standing furniture and an en-suite bathroom with bath, separate shower, wash hand basin, low flush lavatory and heated towel rail. Bedroom two sits to the front of the property enjoying views over the front garden and is also complemented by an en-suite shower room.

Bedrooms three and four are located on the other side of the landing, one to the front and the other to the rear. Both sizable rooms that share the family bathroom comprising a bath with shower over, pedestal wash hand basin and low flush lavatory. The internal accommodation is completed by two large cupboards located just off the landing offering useful storage space.

Outside

Parklands is approached through solid timber gates, sitting comfortably in the middle of its plot there is a large driveway and detached double garage to the front and gardens wrapping around the side and rear. The mature garden is a fantastic space, mainly laid to lawn with a wonderful array of floral and shrub borders as well as several specimen trees. A patio wraps around the rear of the property, being accessed from all living areas it creates a lovely flow from in to out. To the far end of the garden is a wonderful timber-fronted barn with a patio area providing a covered space for al-fresco dining and entertaining come rain or shine. The garden is hedged and fenced on all sides providing a great degree of privacy.

This superb village home is offered to the market with the agent's strongest recommendation for an internal inspection.

“ ...THE MATURE GARDEN IS A
FANTASTIC SPACE, MAINLY LAID TO
LAWN WITH AN ARRAY OF MATURE OF
FLORAL AND SHRUB BORDERS... ”





Location

Somerby is a popular village between Oakham and Melton Mowbray with a thriving community. Facilities include a primary school, post office/village shop and a village hall. The nearby towns of Oakham and Melton Mowbray provide excellent amenities for shopping and local commerce.

Directional Note

From Oakham, follow the Melton Road to Langham. Take the left turn towards Somerby/Knossington. This road leads to the village. On entering the village turn right onto Town End, then bare left onto the High Street continue a little way and you will find Parklands on your right-hand side just before the bend.

Services

The property is offered to the market with all mains services and oil-fired central heating.

Council Tax

Council Tax Band G.

Tenure

Freehold

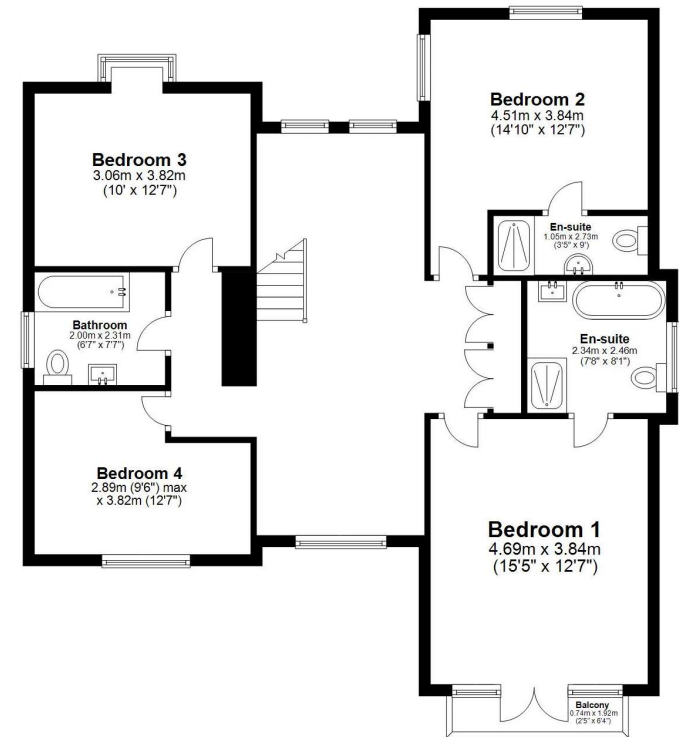
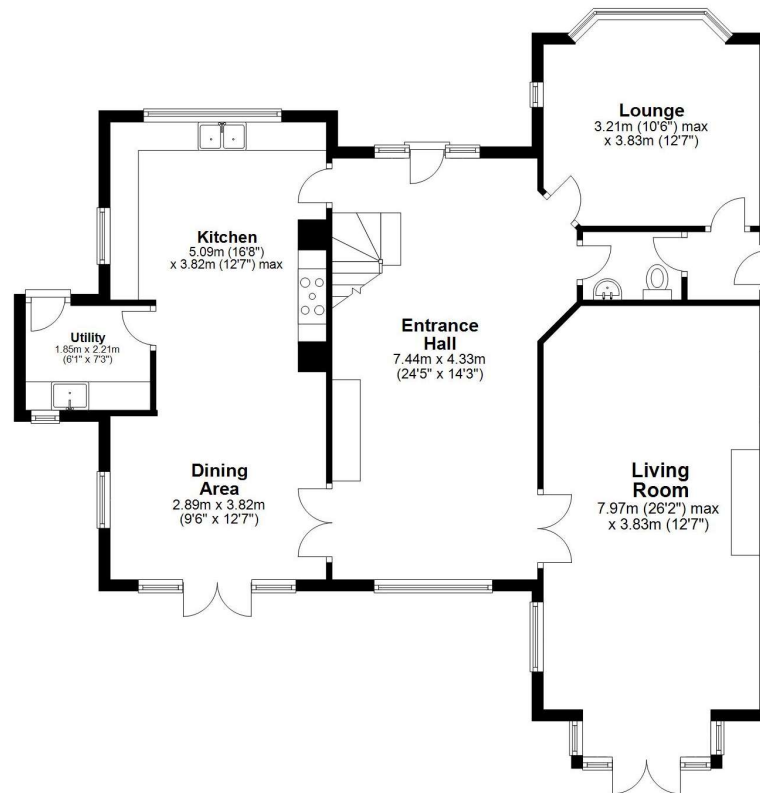
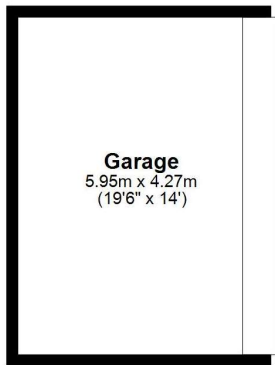
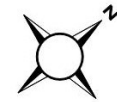


“... PARKLANDS SITS COMFORTABLY IN THE MIDDLE OF ITS PLOT WITH A LARGE DRIVEWAY AND DETACHED DOUBLE GARAGE...”



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Measurements are approximate, not to scale, illustrative purposes only.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	86 B
39-54	E		
21-38	F		
1-20	G		

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.