



CHURCH LANE, MELTON MOWBRAY

Guide Price £300,000

Three Bedrooms

Freehold



DETACHED COTTAGE

CHARACTER THROUGHOUT

COURTYARD GARDEN

VILLAGE WITH AMENITIES

DRIVEWAY

DOWNSTAIRS BATHROOM

ENSUITE SHOWER ROOM

GOOD COMMUTER LINKS

COUNCIL TAX BAND C

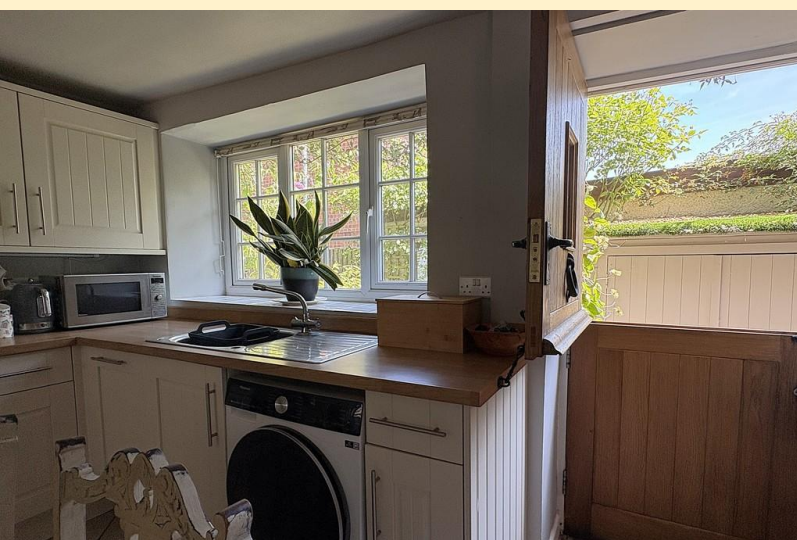
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This detached three- bedroom cottage, believed to be over 250 years old, offers an exceptional opportunity to secure a slice of village history in a prime central position. Rich in charm and period detail, it blends its long- standing heritage with everyday practicality, benefiting from driveway parking and a superb setting within the highly desired village of Somerby. A home that feels warm, storied and unmistakably unique, perfect for buyers seeking character in abundance.



The accommodation on offer comprises a porch, lounge, kitchen diner and bathroom to the ground floor, with three bedrooms and an en- suite shower room to the first floor. Outside, the property benefits from ample off- road parking and an enclosed courtyard garden.

PORCH Entering the property into the porch, which has a side window, radiator and an oak latch door leading through to the lounge.

LOUNGE 12' 1" x 12' 3" (3.7m x 3.74m) Having dual- aspect windows fitted with shutter blinds, this nicely proportioned lounge enjoys plenty of natural light and features a central chimney breast inset with a multi- fuel burner for cosy nights in. There is fitted shelving to the alcove, a TV aerial point, radiator and laminate wood flooring, with an oak latch door leading through to the kitchen.

KITCHEN/DINER 10' 4" x 11' 8" (3.15m x 3.56m) Fitted with a modern range of wall, base and drawer units topped with return work surfaces, together with a stainless steel sink and drainer with mixer tap and space and plumbing for a washing machine. Integrated appliances include a fridge, freezer, dishwasher, oven and electric hob. Dual- aspect windows-one with fitted shutters-provide plenty of natural light. A cupboard houses the oil boiler (new in 2018), and there is an external door to the courtyard along with tiled flooring. An oak door leads through to the hall.

HALL Having stairs rising to the first floor, flagstone flooring and an oak door to the bathroom.

BATHROOM 5' 2" x 6' 10" (1.58m x 2.10m) Comprising a bath with shower over and glazed screen, low flush WC, heated towel rail and pedestal wash hand basin. There is an obscure glazed window for privacy, oak shelving and tiled flooring.

LANDING Taking the stairs to the first- floor landing, there is a window overlooking the courtyard, an airing cupboard, carpet flooring and oak doors off to:

BEDROOM ONE 12' 1" x 10' 8" (3.7m x 3.27m) Having dual- aspect windows that make the room light and airy, this bedroom includes a radiator, fitted wardrobes and drawers providing excellent storage, carpet flooring and an oak door through to the en- suite.

ENSUITE 4' 1" x 4' 9" (1.27m x 1.46m) Comprising a shower cubicle, low flush WC and wall- mounted wash hand basin, with inset spotlights, radiator and laminate wood flooring.

BEDROOM TWO 8' 11" x 6' 10" (2.73m x 2.09m) Having a side facing window, radiator, built-in storage cupboard and carpet flooring.

BEDROOM THREE 9' 0" x 8' 5" (2.76m Max x 2.58m Max) This L shaped room has a side facing window, radiator, built-in storage cupboard and carpet flooring.

COURTYARD GARDEN East- facing, private paved courtyard garden with a practical layout, featuring a garden tap, gated access to both the front and rear, and the oil tank neatly housed within this area.

DRIVEWAY Externally, the property enjoys a strong advantage with driveway parking right in the heart of the village, offering rare convenience and ease of access in this central setting. The driveway also features a bespoke log store with a planted roof, adding both practicality and a charming, eco- minded touch to the frontage.

AGENTS NOTE TENURE Freehold. 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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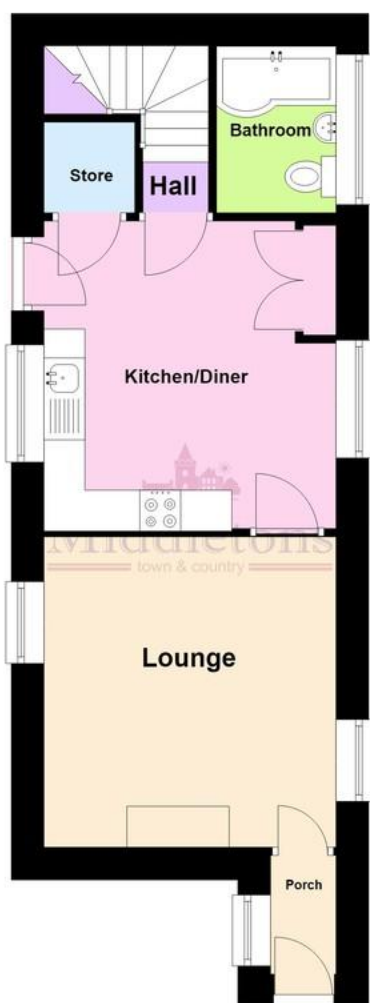
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Ground Floor



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		79 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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