



JAMES  
SELLICKS

OAKHAM ROAD  
SOMERBY, LEICESTERSHIRE

## 1 Oakham Road

Somerby  
Leicestershire  
LE14 2QF

A THREE-BEDROOM VILLAGE HOME SITTING ON A FANTASTIC CORNER PLOT AND PROVIDING HUGE OPPORTUNITY FOR RENOVATION AND EXTENSION STPP.

Kitchen | Three Reception Rooms | Utility Room  
| Downstairs Shower Room & Separate WC |  
Three Bedrooms | Bathroom & Separate WC |  
Double Garage & Off-Road Parking | Generous  
Plot | Renovation Opportunity | Village Location

### ACCOMMODATION

Enter the property into an entrance hall with stairs rising to the first floor and doors to the ground floor accommodation.

The kitchen sits to the front of the property with a good range of floor-standing and wall mounted units, windows to both the front and back, space and plumbing for white goods, stainless-steel sink with mixer tap, a gas hob with extractor over and the Worcester Bosch gas-fired central heating boiler is also located in the kitchen. Just off the kitchen there is a utility room with further storage, space for additional white goods and access to the downstairs shower room.

The accommodation continues with the reception rooms sitting to the rear of the property. The spacious dining room/family room has a feature fireplace with gas fire inset,

windows to two elevations allowing plenty of light and a set of sliding doors opening into the rear garden. There is a further sitting room that also benefits from a gas fire and has a window looking out to the rear garden.

To the first floor there are three bedrooms, all sitting to the rear with windows looking out to the garden. These bedrooms are served by a family bathroom with panelled bath and wash hand basin and a separate WC sitting just off the landing.

### OUTSIDE

The property has a private driveway providing ample parking and access to the double garage. The property itself sits on a generous corner plot with its own gardens wrapping around three sides bordered by fencing and hedging providing a great degree of privacy and security.

### 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, you will find number one on your left-hand side just before the bend.

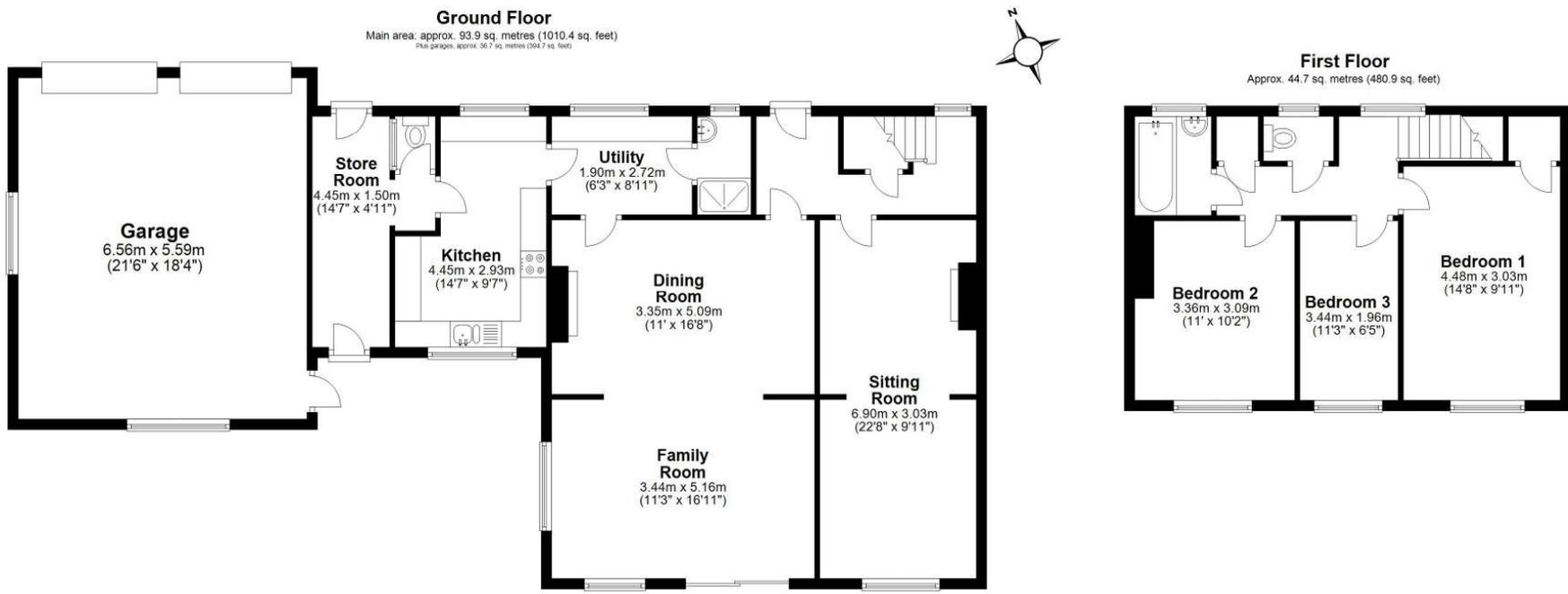
### SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band C.





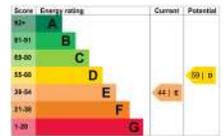
**1 Oakham Road, Somerby, Leicestershire LE14 2QF**  
 House Total Approx Gross Internal Floor Area = **1491.3 sq. ft / 138.5 sq. m**  
 Measurements are approximate, not to scale, illustrative purposes only.



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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.