



THE FIELD
SOMERBY, MELTON MOWBRAY

JAMES
SELICKS



“... TWO-BEDROOM SEMI- DETACHED COTTAGE ...”

An immaculately presented and characterful two-bedroom semi-detached cottage with off-road parking and a private rear garden, situated in the heart of the village of Somerby.

Open Plan Living Kitchen • One Reception Room • Utility Room, Downstairs
Cloakroom • Two Bedrooms • One Bathroom • Off-Road Parking • Private
Rear Garden • Village Location • EPC - D •

Accommodation

Enter the property via a porch, which opens into a small entrance hall with stairs rising to the first floor and a door leading into the ground floor accommodation.

The reception room is positioned at the front of the property and features a bay window that fills the space with natural light, along with a log-burning stove creating an attractive focal point. From here, a door opens into the extended open-plan living kitchen, offering ample space for a kitchen, dining, and seating area. A French door opens directly onto the garden, enhancing the sense of light and space. The kitchen is fitted with a good range of units, a variety of integrated appliances, a breakfast bar, and a useful understairs storage cupboard. The ground floor is further complemented by a practical utility room with space and plumbing for a washing machine and dryer, with a cloakroom conveniently located alongside.

To the first floor are two bedrooms, the principal benefiting from fitted storage. Both bedrooms are served by a bathroom comprising a shower bath, wash hand basin, low-flush WC, and heated towel rail.

Outside

Externally, the property offers a gravelled driveway providing off-road parking for two vehicles, with access down the right-hand side leading to the rear garden. The garden has been thoughtfully landscaped to create a low-maintenance outdoor space, featuring seating areas, pathways, and planted borders. Mature boundaries provide a high degree of privacy, making it an ideal space to enjoy throughout the seasons.



Location

Somerby is a quintessentially English village in East Leicestershire, nestled between the market towns of Melton Mowbray and Oakham. It boasts a thriving community and essential amenities, including a pub, primary school, village shop, Post Office, and village hall. Well-regarded in equestrian circles, the village offers a riding school and livery options. The area is also known for excellent schooling, notably in Oakham and Uppingham. The surrounding countryside provides scenic walks and extensive hacking routes, with Burrough Hill—a short walk away—offering stunning views and a popular winter sledging spot. Nearby, Oakham and Melton Mowbray provide a wider range of shopping and local commerce.

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating. Melton Borough – Tax Band B

Tenure

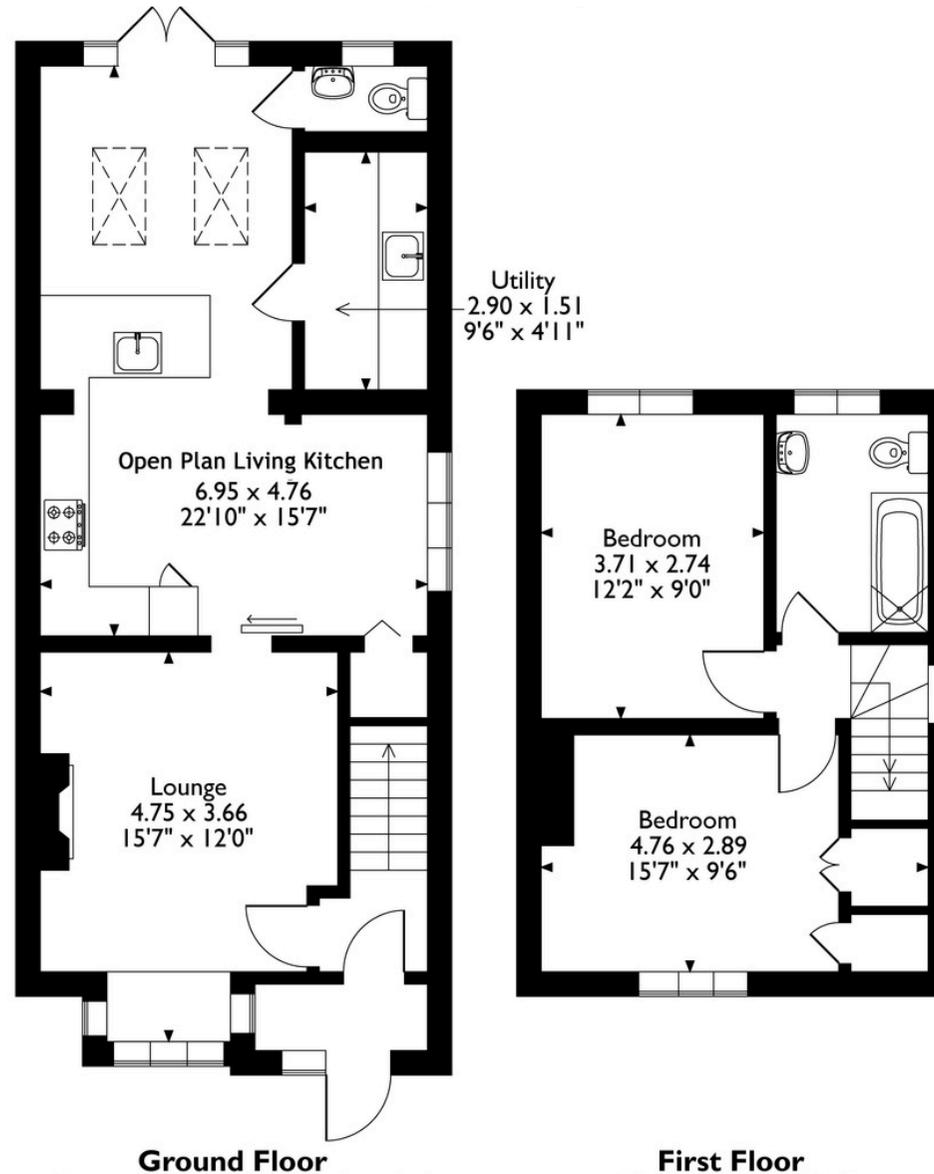
Freehold



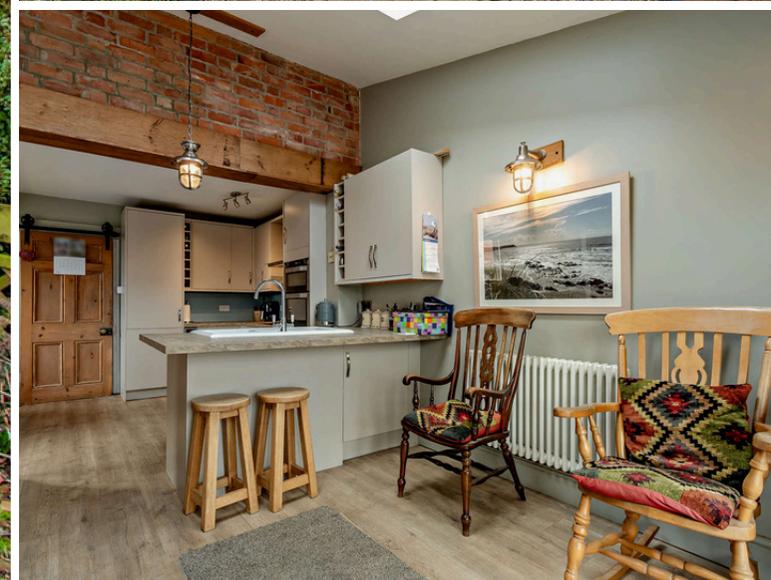
10 The Field, Somerby, Melton Mowbray LE14 2PT

House Total Approx. Gross Internal Floor Area = 947 ft² / 88 m²

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



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



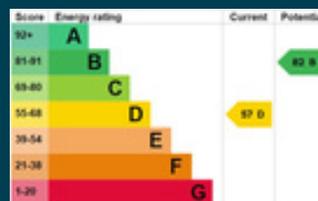
JAMES SELICKS

Oakham Office
 6-8 Market Place, Oakham
 Rutland LE15 6DT
 01572 724 437
 oakham@jamesselicks.com



www.jamesselicks.com

Market Harborough Office
 01858 410 008
 Leicester Office
 0116 285 4554



Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
 - 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
 - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

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.