



BURROUGH ROAD

SOMERBY, LEICESTERSHIRE

SALES • LETTINGS • SURVEYS • MORTGAGES

**Oakham** • Market Harborough • Leicester • London

JAMES  
SELLICKS



# “... A UNIQUE, THREE-BEDROOM HOME, BURSTING WITH CHARACTER THROUGHOUT ...”

**The Water Tower, originally built in the 19<sup>th</sup> century as stabling, was converted in the 1990's to creating a unique three-bedroom home bursting with character throughout, located at the edge of the village with a private garden, off-road parking, and garaging.**

Dining Kitchen • Two Reception Rooms • Downstairs Cloakroom • Three Double Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Garaging • Private Garden • Village Location • EER - E •

## Accommodation

The ground floor in brief comprises a large entrance hall, dining kitchen, two reception rooms and a downstairs cloakroom. The spacious entrance hall has stairs rising to the first floor, access to the downstairs cloakroom, exposed brick walls and a wonderful flagstone floor that continues through to the dining kitchen. The dining kitchen itself has a great range of fitted units with ample space for appliances.

The dining room sits just off the kitchen and flows through double doors into the generously sized living room with a wooden floor, two large windows, and a log burning stove. All three rooms have French doors opening out to the garden, creating a wonderful flow from in to out throughout the entire ground floor.

The property comprises three double bedrooms arranged over the first and second floors. To the first floor, a large landing provides access to two double bedrooms, both with juliet balconies. Bedroom one sits at the front of the property with its own set of stairs rising to a mezzanine level, currently used as a study space. Bedroom two is at the rear of the property with a vaulted ceiling, exposed beams, and built-in wardrobes. The family bathroom serves the first-floor bedrooms and comprises a free-standing bath with shower over, wash hand basin and low flush lavatory. The third double bedroom is located on the second floor and is complemented by an ensuite shower room.

The property itself is a historic water tower and has been sympathetically converted into a unique home whilst retaining many of the period features associated with a building of this era.



## Outside

The property is accessed via a shared driveway through recently installed metal gates that open onto a private block-paved driveway at the rear of the property. There are three brick-built outbuildings providing ample outdoor storage space. The garden wraps around two sides, mainly laid to lawn with hedged and fenced boundaries, mature borders and a large patio area offering the perfect space for outdoor entertaining.

## Location

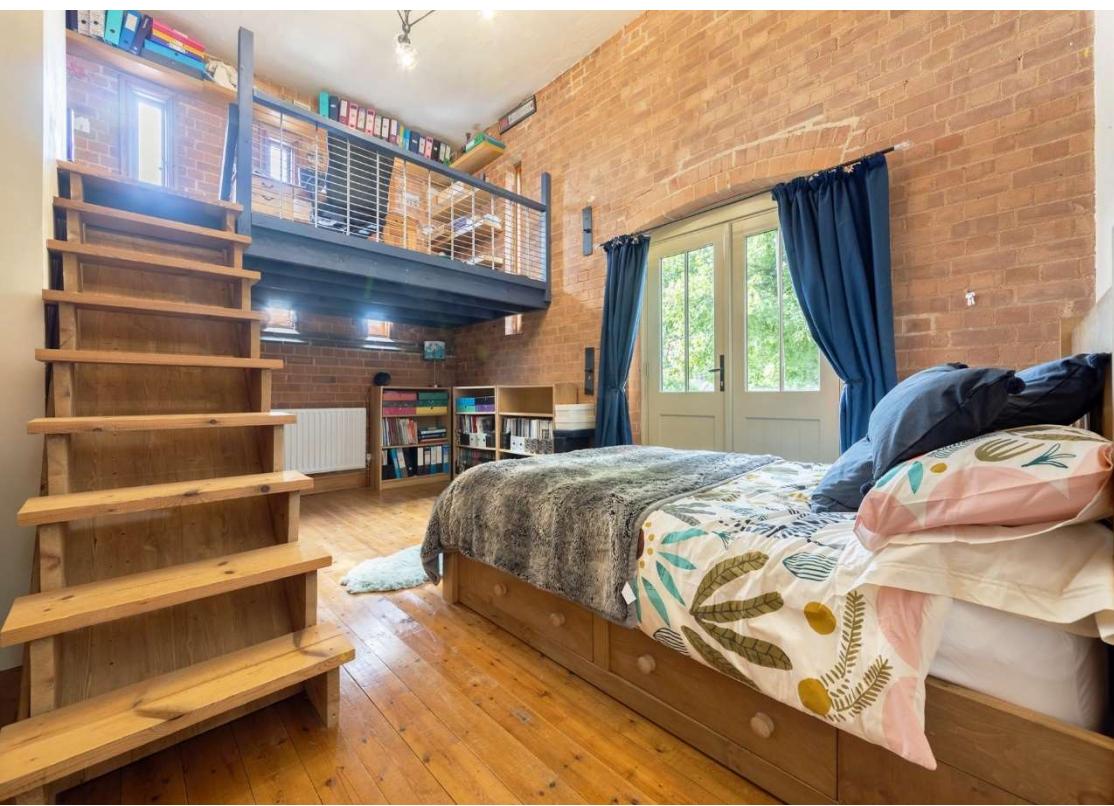
Somerby is a popular village between Oakham and Melton Mowbray with a thriving community. Facilities include a primary school, post office/village shop and a village hall. The nearby towns of Oakham and Melton Mowbray provide excellent amenities for shopping and local commerce.

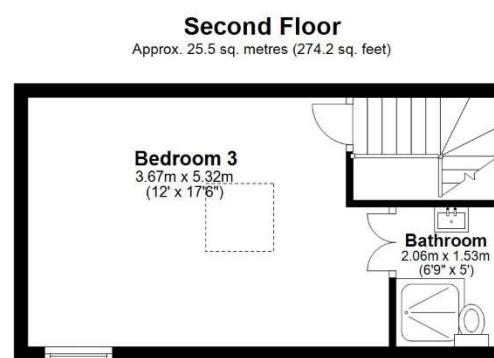
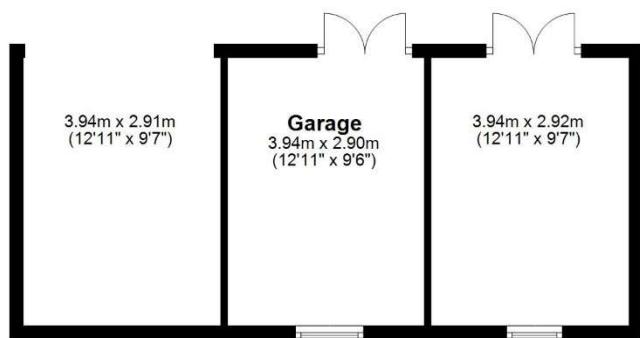
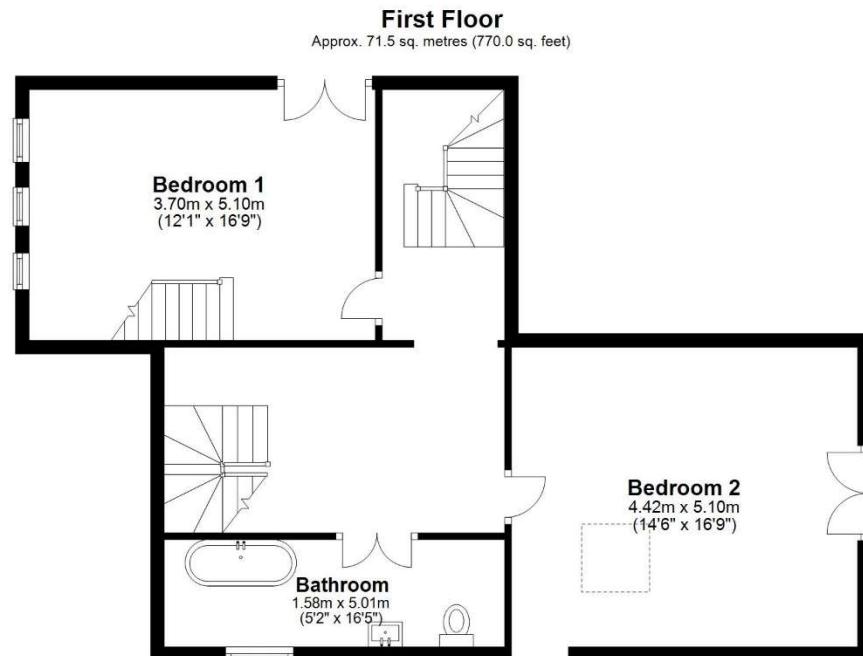
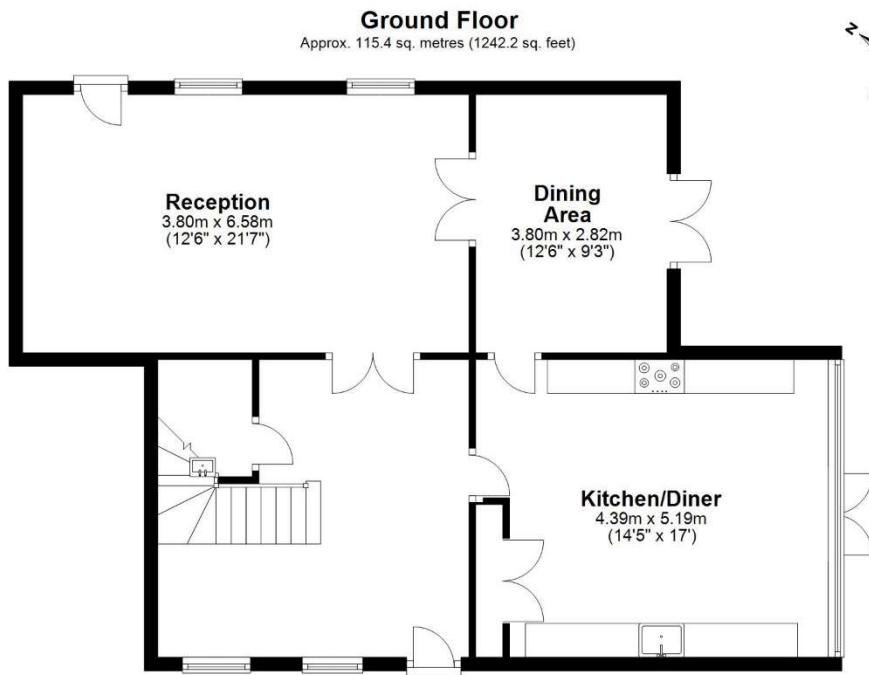
## Services & Council Tax

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

## Tenure

Freehold







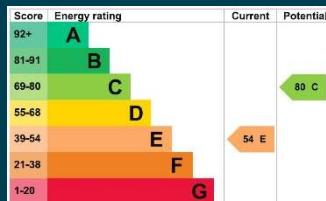
# JAMES SELLICKS

[www.jamessellicks.com](http://www.jamessellicks.com)



Oakham Office  
6-8 Market Place  
Oakham  
Rutland  
LE15 6DT  
01572 724 437  
[oakham@jamessellicks.com](mailto:oakham@jamessellicks.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.