



BURROUGH ROAD
SOMERBY, MELTON MOWBRAY

JAMES
SELICKS



“... COUNTRYSIDE VIEWS TO THE FRONT AND REAR ...”

A well-presented three-bedroom semi-detached home with off-road parking, set on a generous plot and enjoying countryside views to the front and rear, located on the edge of the popular village of Somerby.

Kitchen • Two Reception Rooms • Downstairs Cloakroom • Three Double Bedrooms • Shower Room • Off-Road Parking • Private Rear Garden • Countryside Views to Front & Rear • Edge of Village Location • NO CHAIN •

Accommodation

The ground floor briefly comprises a kitchen, two reception rooms, and a downstairs cloakroom. The front door opens into a small hallway, with stairs rising to the first floor and a door leading into the property's main reception room. This generous space comfortably accommodates both dining and seating areas. The seating area, positioned at the front of the property, is centred around a log-burning stove and enjoys abundant natural light through a bay window. A door from here leads into a further reception room, with a French door opening directly onto the patio and garden beyond. This room adjoins the kitchen, which is fitted with a good range of shaker-style units and integrated appliances, and features a further window overlooking the garden, creating another bright and welcoming space. The downstairs cloakroom is accessed from the kitchen area.

On the first floor, there are three bedrooms and a shower room. The principal bedroom sits at the front of the property, while the two rear bedrooms both feature fitted wardrobes. All three bedrooms benefit from the stunning countryside views that can be enjoyed from all aspects of the home.

Outside

Externally, the property is approached via a gravelled driveway to the front, providing ample off-road parking and bordered by planted beds and fenced or hedged boundaries. A pedestrian gate to the side provides access to the rear garden. The rear garden has been beautifully landscaped to create a low-maintenance space to enjoy throughout the seasons. It features a combination of hardstanding and planted borders, with a potting shed and pergola at the far end, offering tranquil views over the rolling countryside beyond.



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 Mowbray – Tax Band B

Tenure

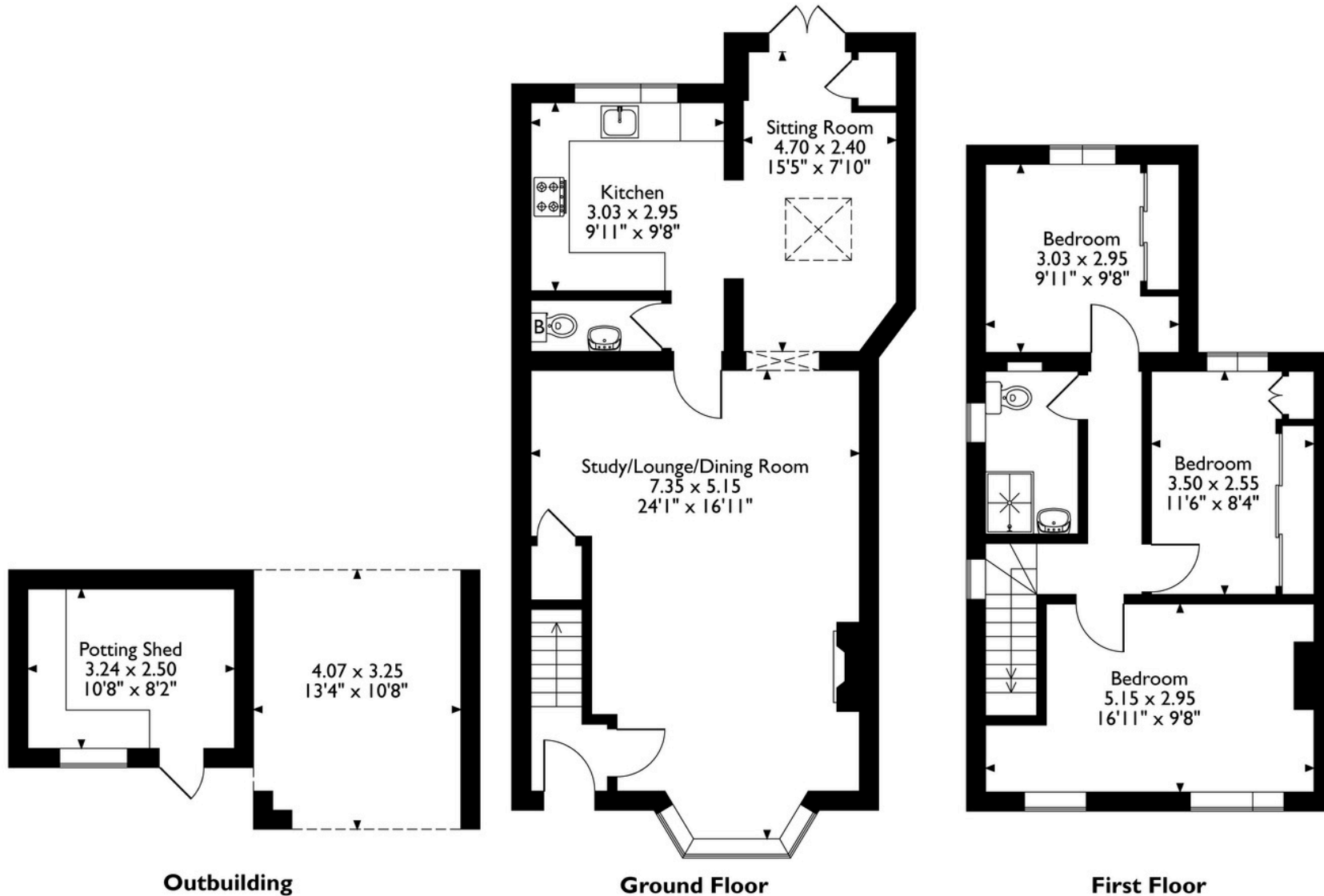
Freehold



38 Burrough Road, Somerby, Melton Mowbray LE14 2PP

House Total Approx. Gross Internal Floor Area incl. Outbuilding = 1217 ft² / 113 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.



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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.

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