



JAMES  
SELICKS

GROVE COTTAGE  
HIGH STREET, SOMERBY

SALES • LETTINGS • SURVEYS • MORTGAGES



GROVE COTTAGE IS A CHARACTERFUL THREE-BEDROOM, END OF TERRACE PROPERTY, FULLY RENOVATED AND IMMACULATELY PRESENTED THROUGHOUT, IN AN ELEVATED POSITION WITH OPEN COUNTRYSIDE VIEWS.





## Grove Cottage

90 High Street, Somerby  
Melton Mowbray  
Leicestershire  
LE14 2QB

Shaker Style Kitchen • Reception Room &  
Multi Fuel Burner • Three Bedrooms •  
Bathroom (Separate Shower) • Courtyard  
Garden • On-Street Parking • Village  
Location • Countryside Views • EPC E

### ACCOMMODATION

Enter the property into the sitting room with a large window to the front and door flowing into the kitchen at the rear. This light filled sitting room has engineered wood floors and offers ample space for both living and dining areas. A multi fuel wood burning stove is set into the fireplace with alcoves either side, offering bespoke shelving and storage space.

The kitchen has a ceramic tiled floor and offers an elegant range of floor standing cupboards and drawers sitting under solid wooden work surfaces with a tiled splash back. Included in the kitchen is an integrated Lamona oven with four ring-hob. There is a large Belfast sink with mixer tap over sitting under the window with views out over the balcony and countryside beyond. A real feature of the kitchen is the original range that is nestled into the chimney alcove and is a real focal point for the room.

There are two built in cupboards in the kitchen offering plenty of further storage, one of the cupboards also houses the LPG gas bottle-fired boiler. A stable door opens from the kitchen out onto a pretty balcony and courtyard below.

Stairs from the kitchen rise to the first floor where the bedroom and bathroom accommodation can be found.

The main bedroom is a pretty double with high ceilings, exposed beams and large window with views to the front elevation. The second bedroom is a further light filled double also sitting to the front with a decorative fireplace. To the rear of the cottage is a single bedroom with decorative fireplace in use by the current owner as a dressing room.

The cottage's accommodation is completed by the elegant fully tiled bathroom, offering a double shower cubicle, role top bath, low flush WC and wall mounted wash hand basin set into a vanity unit.

### OUTSIDE

To the outside the cottage has a balcony with log store running the width of the property and is accessed directly via the stable door from the kitchen. This space offers lovely countryside views and room to entertain. Steps down from the balcony lead into the private courtyard below offering a further entertaining space during the warmer months.

### 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 which leads into the village. On entering the village bear right onto Town End, then turn left onto the High Street. Continue along the High Street almost to the end and you will find number ninety on your right-hand side.

### SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and gas LPG heating. Council Tax Band B.







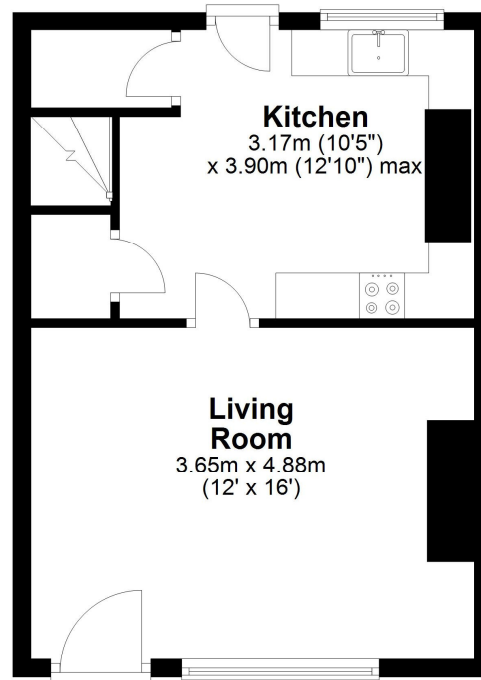
## Grove Cottage, 90 High Street, Somerby, Melton Mowbray, Leicestershire LE14 2QB

House Total Approx Gross Internal Floor Area = 726.6 ft<sup>2</sup> / 67.5 m<sup>2</sup>

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

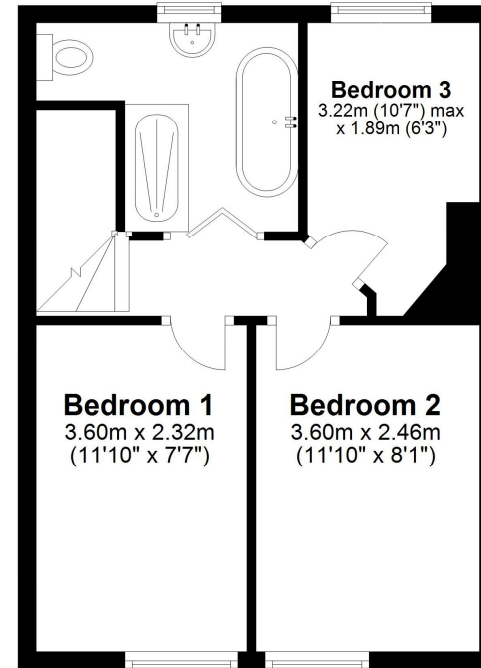
### Ground Floor

Approx. 33.8 sq. metres (363.3 sq. feet)



### First Floor

Approx. 33.8 sq. metres (363.3 sq. feet)



**JAMES SELICKS**

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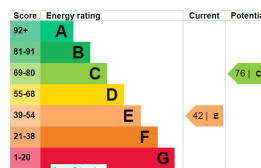
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### Measurements and Other Information

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.

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