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# Main Street

## Thorpe Satchville

- Former hunting lodge full of character
- Generous proportions throughout
- Attractive entrance hall
- Two spacious reception rooms
- Handmade kitchen/breakfast room
- Four double bedrooms
- Enclosed garden, single garage
- EPC Rating E / Council Tax Band C / Leasehold

### General Description

A stunning former hunting lodge bursting with period features, high ceilings and generous proportions which has been sympathetically restored throughout. With over 2,000 square feet of accommodation this property will not disappoint.

### Accommodation

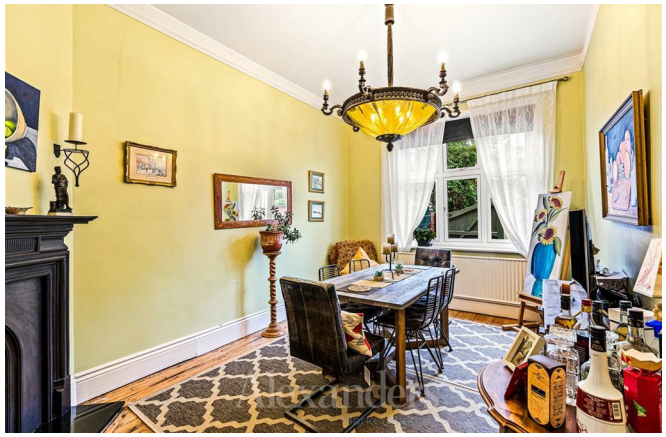
On entering the property you are welcomed by a beautiful stone floored entrance hall, off of this is the stunning hand crafted kitchen/breakfast room, a spacious bay windowed living room, a separate dining room and a cloakroom.

The second floor has a study area on the landing and two large double bedrooms, one of which is serviced by an en suite shower room, there is also a family shower room.

Arriving on the third floor, there are two further large bedrooms, and a laundry room.

### External

A private enclosed courtyard accessed via double gates across the neighbouring property. There is a seating area, parking and well stocked beds, a small courtyard to the rear and access to the side of the main building to a garage on block and washing area.



## Location
Thorpe Satchville is an unspoilt hilltop village situated between Melton Mowbray and Leicester. The village is well known as an equestrian centre and offers typical village amenities with more extensive facilities available at Great Dalby, Twyford, Queniborough, Syston and Melton Mowbray.

## Agents Note
A spacious beautiful home which boasts stunning period features throughout blending character with practicality.

## Measurements
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Tenure
Leasehold. Ground Rent and Service Charge £0

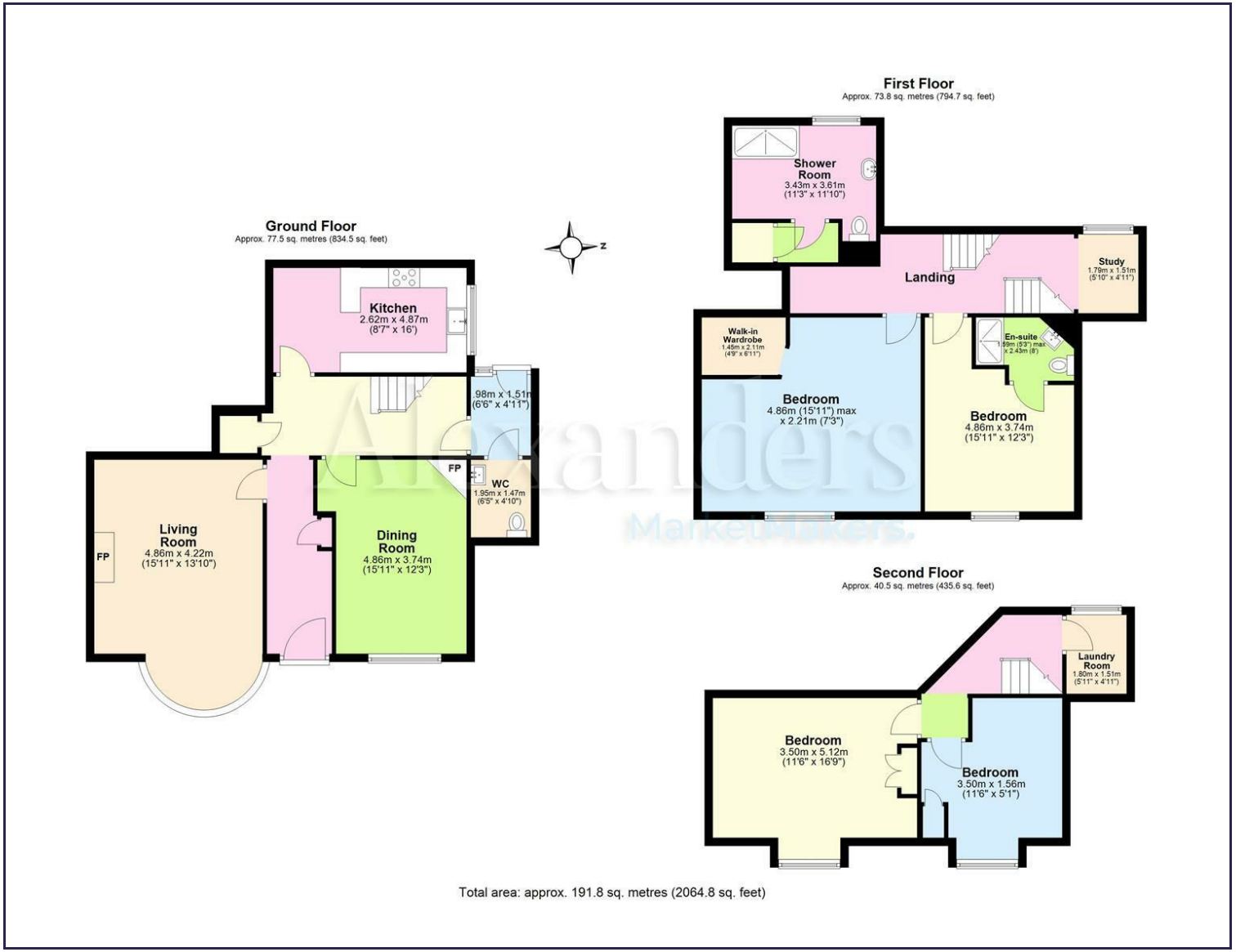
## Local Authority
Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band C.

## Viewings
Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

## Services
We are advised that mains electricity, water, and drainage are connected. The property is serviced by oil heating.

## Money Laundering
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

## General Note
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



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