

1 Church Lane, Thorpe Satchville, Melton Mowbray, LE14 2DF  
Offers in the region of £400,000  
Council Tax Band: E

H&H  
BESPOKE



Set along the desirable Church Lane in the sought-after village of Thorpe Satchville, this spacious five-bedroom home presents an excellent opportunity for buyers looking to create a property tailored to their own style and needs.

The home offers generous and flexible accommodation, with five well-proportioned bedrooms ideal for family living, home working or guest space. A welcoming reception room sits at the heart of the property, providing a comfortable setting for everyday living and entertaining.

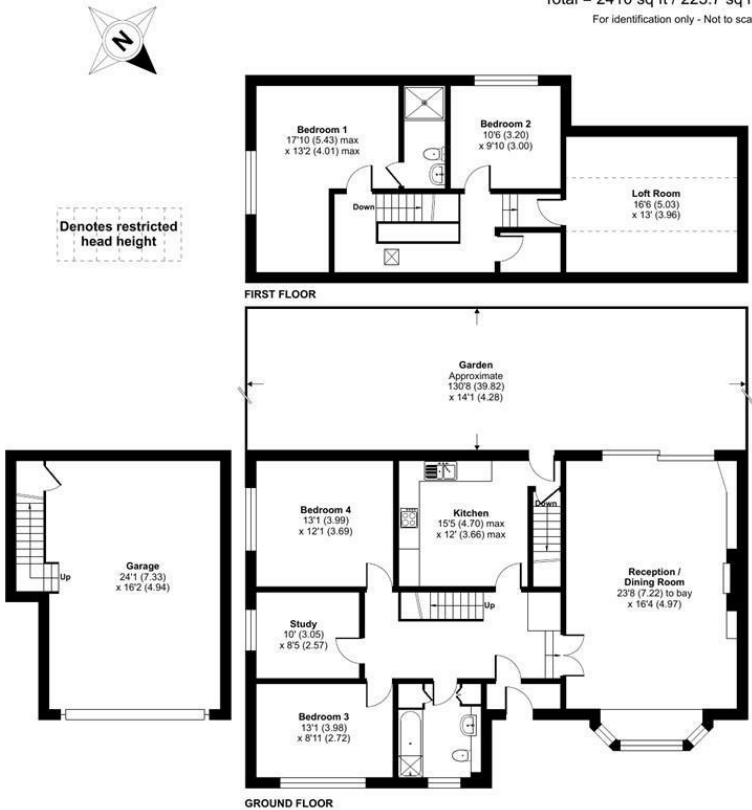
This property presents an excellent opportunity for buyers to modernise and enhance to their own taste, allowing you to create a home that truly reflects your lifestyle. With its generous footprint and flexible layout, there is clear potential to add value over time, whether through cosmetic updates, reconfiguration or further personalisation (subject to any necessary consents). An ideal prospect for those looking to secure a long-term family home with future upside.



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Approximate Area = 1853 sq ft / 172.1 sq m  
Limited Use Area(s) = 132 sq ft / 12.2 sq m  
Garage = 425 sq ft / 39.4 sq m  
Total = 2410 sq ft / 223.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. Produced for House and Home Bespoke. REF: 1385148

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC