

Main Street  
Thistleton  
Oakham, LE15 7RE  
£525,000

Hurfords



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- Beautifully Presented Detached 4 Bedroom Family Home
- Master En-Suite
- Countryside Views
- Double Garage & Parking for Several Cars
- Popular Village close to Oakham

# 5 The Paddocks Main Street Thistleton Oakham LE15 7RE

This beautifully presented four bedroom detached property boasts plenty of space for families boasting a large garden with countryside views over the fields beyond. In addition there is plenty of parking as well as a large double garage. 5 The Paddocks is a beautifully presented detached family home with four bedrooms, set in the tiny Rutland village of Thistleton, a short drive from Oakham. The property provides three comfortable reception rooms and attractive contemporary styling, including clean, neutral décor throughout. The home is presented to a high standard and ready to move in to. The main sitting room is grand in size, spanning the full depth of the house with wooden flooring, a feature fireplace and French doors opening onto the rear garden. The family kitchen also incorporates a family room, with a bay window overlooking the rear garden perfect as an additional snug space or a large formal dining room, additionally there is a dining area in the single storey elevation which could double as a play room or snug room, which also has French doors opening onto the patio area, with the kitchen itself as a semi-open plan central hub. The kitchen suite incorporates a central island and integrated appliances including a double oven, microwave, induction hob, dishwasher and fridge freezer, with an adjoining utility room with both space for a washing machine as well as a dryer and an external door to access the side of the property. At first floor level there are four double bedrooms, with an en suite to the principal bedroom and a modern full-suite family bathroom with a separate shower unit with floor to ceiling tiles showing off the premium level of quality to this home.

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At the front of the property there is a large and broad block-paved driveway area with parking for several vehicles, together with the property's detached double garage, within which the current owners have a gym but could easily be converted back or made in to a multitude of uses.

The garden lies to the rear of the house, accessed from sitting room, dining room and utility, with paved terracing for al fresco dining and a wooden pergola providing shade and a low-maintenance artificial lawn bordered and enclosed by timber fencing over which there are far reaching views over fields beyond. Viewing this property is essential to take in the large amount of space on offer, the countryside views are an incredible plus point to this family home!



5 The Paddocks, Main Street Thistleton, Oakham, Leicestershire  
 Approximate Gross Internal Area  
 Main House = 182 Sq M/1958 Sq Ft  
 Garage = 31 Sq M/ 333 Sq Ft  
 Total = 213 Sq M/2291 Sq Ft



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.



## Rooms/Measurements

- Garage 18'11" x 17'9"
- Lounge 22'4" x 13'1"
- Reception Room 17'0" x 11'6"
- Dining Room 11'11" x 10'11"
- Kitchen 16'1" x 13'0"
- Utility Room 9'4" x 5'10"
- Bedroom One 15'4" x 13'0"
- Bedroom Two 13'2" x 12'2"
- Bedroom Three 15'8" x 11'6"
- Bedroom Four 13'1" x 7'11"

**TENURE: FREEHOLD**



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