



Plover Road, Essendine

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- Three Bedroom Semi Detached Family Home
- Seperate Living Room and Conservatory
- Off Road Parking
- Enclsoed Rear Garden
- Sought After Village Location
- Council Tax Band - B
- EPC Rating C
- Freehold

£220,000





Newton Fallowell are delighted to present this lovely three-bedroom family home, tucked away in a peaceful cul-de-sac just off Plover Road. The current owner has thoughtfully improved the property in recent years, creating a welcoming and modern living space.

Upon entering, you are greeted by a spacious entrance hall providing access to the ground floor reception rooms, a convenient downstairs WC, and the first-floor landing. To the right, you'll find a well-equipped kitchen, while to the rear is a generous living room leading through to a bright conservatory—perfect for relaxing or entertaining.

Upstairs, the home offers two well-proportioned double bedrooms and a third smaller bedroom, ideal for use as a single room or home office. The accommodation is completed by a modern family bathroom.

Outside, the property benefits from off-road parking for two vehicles via a private driveway. The rear garden is low-maintenance, featuring a separate patio area and an attractive artificial lawn—perfect for year-round enjoyment.

Kitchen 3.96m x 2.54m (13'0" x 8'4")

Lounge 3.48m x 4.7m (11'5" x 15'5")

Conservatory 2.92m x 3.38m (9'7" x 11'1")

Bedroom One 3.73m x 2.57m (12'2" x 8'5")

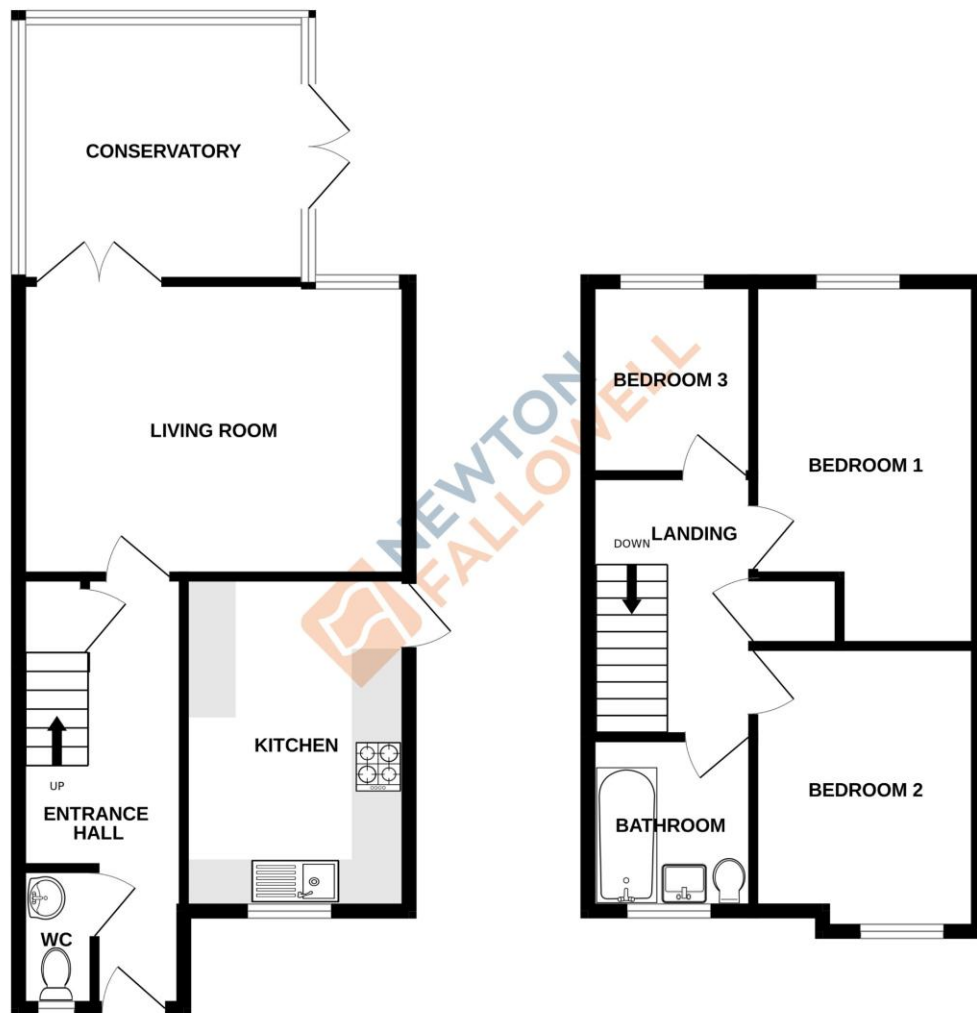
Bedroom Two 2.54m x 2.97m (8'4" x 9'8")

Bedroom Three 2.46m x 2.08m (8'1" x 6'10")

Bathroom 2.06m x 2.06m (6'10" x 6'10")

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.