



MAIN STREET  
LYDDINGTON, RUTLAND

JAMES  
SELLICKS



# “... CHARMING AND CHARACTERFUL ...”

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A beautifully-presented, Grade II listed two-bedroom, ironstone cottage with charming and characterful accommodation and a pretty courtyard garden, all located in the sought-after village of Lyddington.

Kitchen and Pantry • One Reception Room • Downstairs Cloakroom •  
Two Bedrooms • Bathroom • Utility • Garage • Courtyard Garden •  
Village Location • EER - C

## Accommodation

Enter the property through the front door from Main Street and into the spacious reception room with large wood burner, stairs to first floor and a door into the kitchen and the rear of the property. The kitchen (with second wood burner) looks out onto the courtyard garden. There is a pantry to one side and a WC/cloakroom to the other. The useful rear hall off the kitchen leads on out to courtyard garden beyond.

Upstairs the first-floor accommodation offers two bedrooms both with fitted storage and windows to the front elevation. The first-floor accommodation is completed by a light filled bathroom situated to the rear.

## Outside

To the rear of the property is a pretty courtyard garden with a mix of paved and graveled areas, plus shrubs and trees to provide privacy and year-round interest. The property also comes with a single garage currently set up as a useful study/work room and at the rear of this is a fully fitted utility room.



## **Location**

Lyddington is a charming and highly sought-after village by virtue of the interesting mix of character properties. The village has an active social life, two popular public houses, a church, and a village hall. The historic market town of Uppingham is situated just two miles away offering a fabulous range of specialists shopping, sporting, and recreational facilities.

## **Services & Council Tax**

The property is offered to the market with all mains services and gas-fired central heating. The ground floor benefits from underfloor heating throughout. Council Tax Band C

## **Tenure**

Freehold



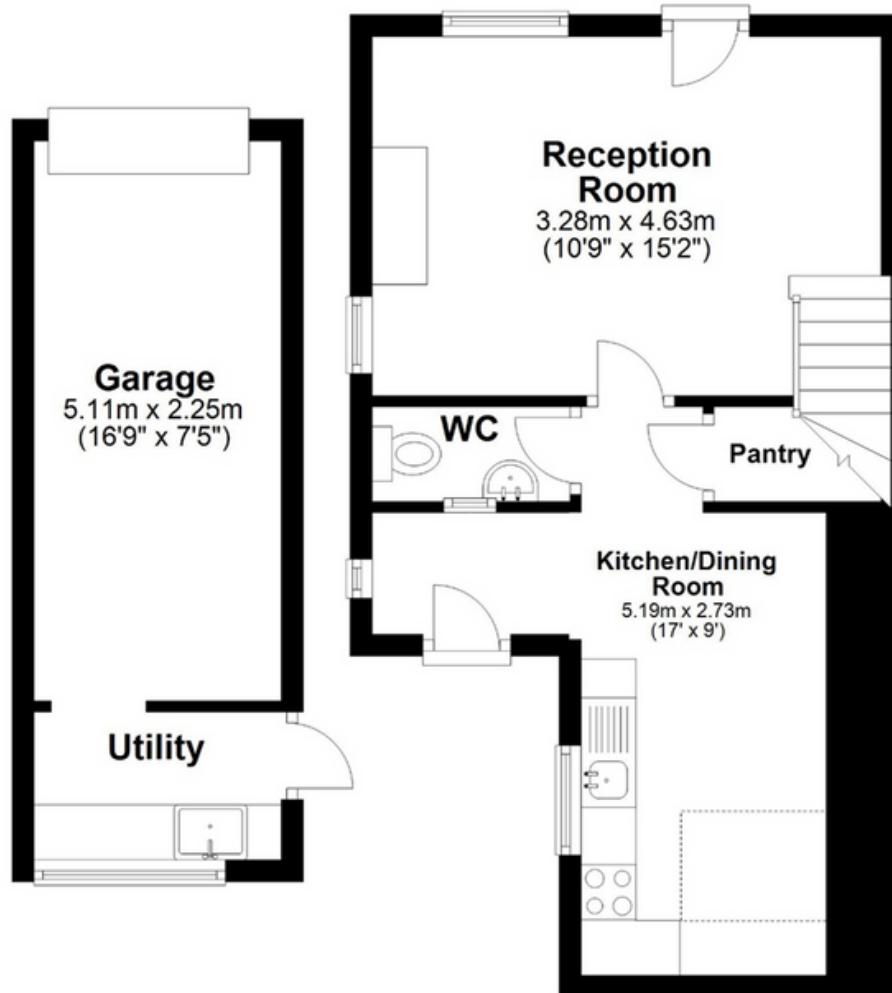
**8 Main Street, Lyddington, Oakham, Rutland LE15 9LT**

House Total Approx. Gross Internal Floor Area incl. Garage = **689.9 ft<sup>2</sup> / 64.1 m<sup>2</sup>**

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

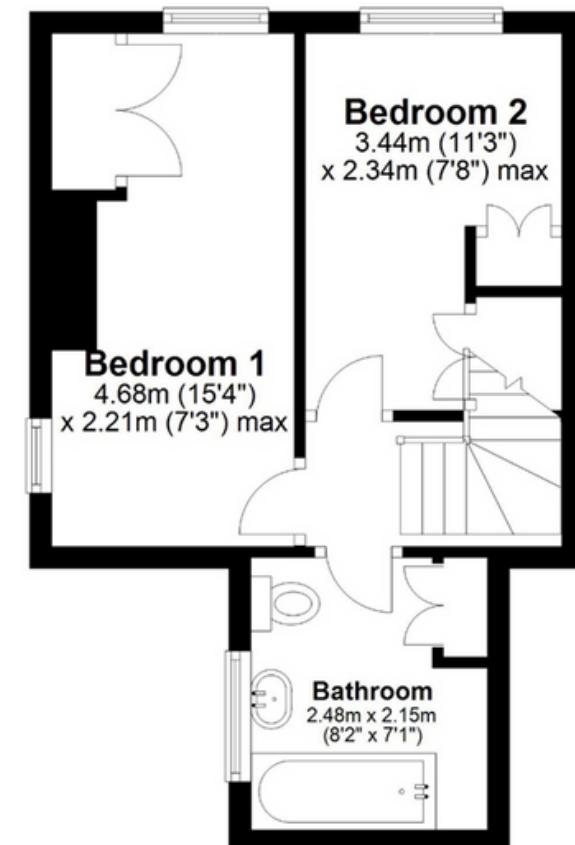
### Ground Floor

Main area: approx. 36.8 sq. metres (396.0 sq. feet)  
Plus garages, approx. 11.5 sq. metres (123.7 sq. feet)



### First Floor

Approx. 27.3 sq. metres (293.8 sq. feet)





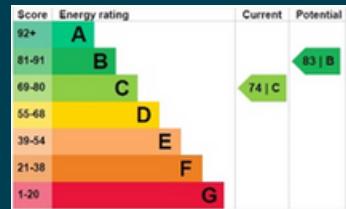
# JAMES SELLICKS

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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.