



WINDMILL WAY
LYDDINGTON, RUTLAND

JAMES
SELICKS



“... SPACIOUS, OPEN PLAN LIVING ...”

A three-bedroom detached bungalow with spacious open plan living, a generous sized garden, and off-road parking, all sitting in a cul-de-sac location in the sought-after village of Lyddington.

Open Plan Living Kitchen • Two Reception Rooms • Utility Room, Storage Room
• Three Double Bedrooms • Three Ensuites, One Separate Cloakroom • Large Garden • Off-Road Parking • Sought-After Village Location • EER - D •

Accommodation

The property's accommodation in brief consists of an open plan living kitchen, two reception rooms, a study and three ensuite double bedrooms. The large open plan kitchen has a comprehensive range of shaker style fitted units under solid timber worktops, there is space and plumbing for an American style fridge freezer, space for a Range style cooker with extractor over, one and a half corner sink with mixer tap, an integrated dishwasher and a large French door opening out to the garden. Just off the kitchen there is a further reception room with a window out to the side patio and a study that also has a French door opening out to the garden.

A central hallway with ample storage gives access to the bedroom and bathroom accommodation plus, the main reception room. The main living room is a generous size and is complete with a feature fireplace with a log burning stove inset. There are three double bedrooms, all complemented by ensuite shower rooms and two with built-in wardrobes and one with a French door opening out to the patio and garden beyond.

Outside

To the outside there is ample parking on the driveway, the tandem garage has now been converted into an outside utility space that has additional work top and storage space along with space and plumbing for white goods. The utility sits to the rear of the garage with the front area being used for storage. The rear garden is predominantly laid to lawn with patio area to the side of the property, the lawn stretches from the back of the house to the rear boundary fence and has three raised vegetable beds and mature floral and shrub borders as well as some mature specimen trees, one being a very prolific apple tree that provides year-round interest. There is also an oak structured hut which could be used as a garden house or for garden storage.



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, recreational facilities and easy access to Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

Services & Council Tax

The property is offered to the market with all mains services, fibre connected and gas-fired central heating. Council Tax Band E – Rutland County Council

Tenure

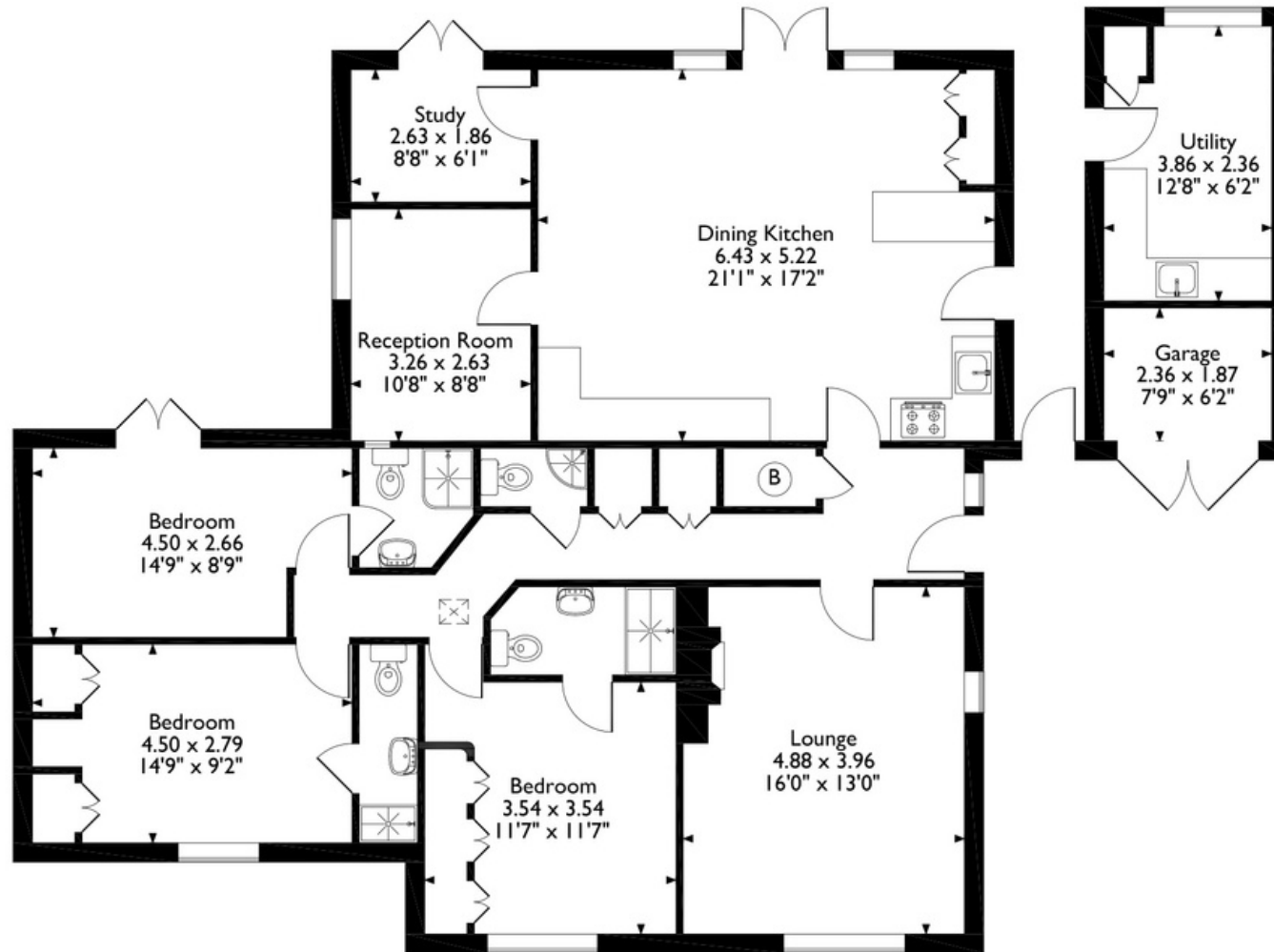
Freehold



2 Windmill Way, Lyddington, Oakham, Rutland LE15 9LY

House Total Approx. Gross Internal Floor Area incl. Storage/Utility = 1561 ft² / 145 m²

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



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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.