



THE WHITE LODGE
THE NOOK, WHISSENDINE

JAMES
SELICKS



“... GRADE II LISTED, FIVE-BEDROOM HOME ...”

The White Lodge is a charming, Grade II listed, five-bedroom home offering characterful accommodation, off-road parking, garaging and well-maintained outdoor spaces, nestled into the heart of the popular village of Whissendine.

Breakfast Kitchen, Utility Room • Three Reception Rooms, Home Office/Study • Downstairs Cloakroom • Five Double Bedrooms • Three Bath/Shower Rooms, One Ensuite • Well-Maintained Gardens • Generous Plot with Spinney Area • Detached Double Garage, Outbuilding • Village Location • Grade II Listed

Ground Floor

The White Lodge is bursting with character throughout, featuring flagstone flooring, original panelling, large sash windows and high ceilings creating a wonderful sense of space and flooding the property with light.

A spacious entrance hall that spans the depth of the property with a beautiful stone floor and original wooden panelling gives access to the property's ground floor accommodation. The two main reception rooms sit to either side of the entrance hall, the formal living room to the left with windows to two elevations and an open fire. To the right is the snug with a log burning stove and large sash window looking to the front. The breakfast kitchen sits to the middle of the property and has a comprehensive range of fitted units with space for a Range style cooker, a variety of integrated appliances, a large walk-in pantry, and a door out to the rear. A utility room sits off the kitchen providing further storage and space for white goods.

To the rear of the entrance hall is the third reception room, currently set up as a dining room with panelled walls, sash windows, an original fireplace, and a useful study. The ground floor is completed by a cloakroom comprising a low flush lavatory, wash hand basin and a dog shower!



First & Second Floor

To the first floor there are five generous double bedrooms, one complemented by an ensuite shower room and the further four served by both a family bathroom and a separate shower room. There is a further set of stairs rising from the first-floor landing to a second-floor landing giving way to three useful attic rooms.

Outside

To the outside, the property is approached via iron double gates opening onto a cobbled driveway providing off-road parking and access to the brick built, detached double garage with a fitted electric vehicle charging point and an attached stable on the end.

The well-maintained and established gardens offer a front lawn bounded by hedging and a rear lawn with multiple seating areas and a timber-built greenhouse sitting off the stable. There is a further spacious garden and spinney area sitting adjacent to the property that is mainly laid to lawn with a multitude of specimen trees and shrubs providing year-round interest.



“... WELL-MAINTAINED AND
ESTABLISHED GARDENS ...”

Location

Whissendine is a large community village which lies approximately 5 miles from Oakham and 6.5 miles from Melton Mowbray. Within the village there are two public houses, a church, primary school and a fantastic village shop. In addition, there is a sports complex with playing fields and cricket ground just on the outskirts of the village. Whissendine is a great location for commuters with British Rail terminals at Oakham, Melton Mowbray and Grantham.

Services & Council Tax

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

Tenure

Freehold

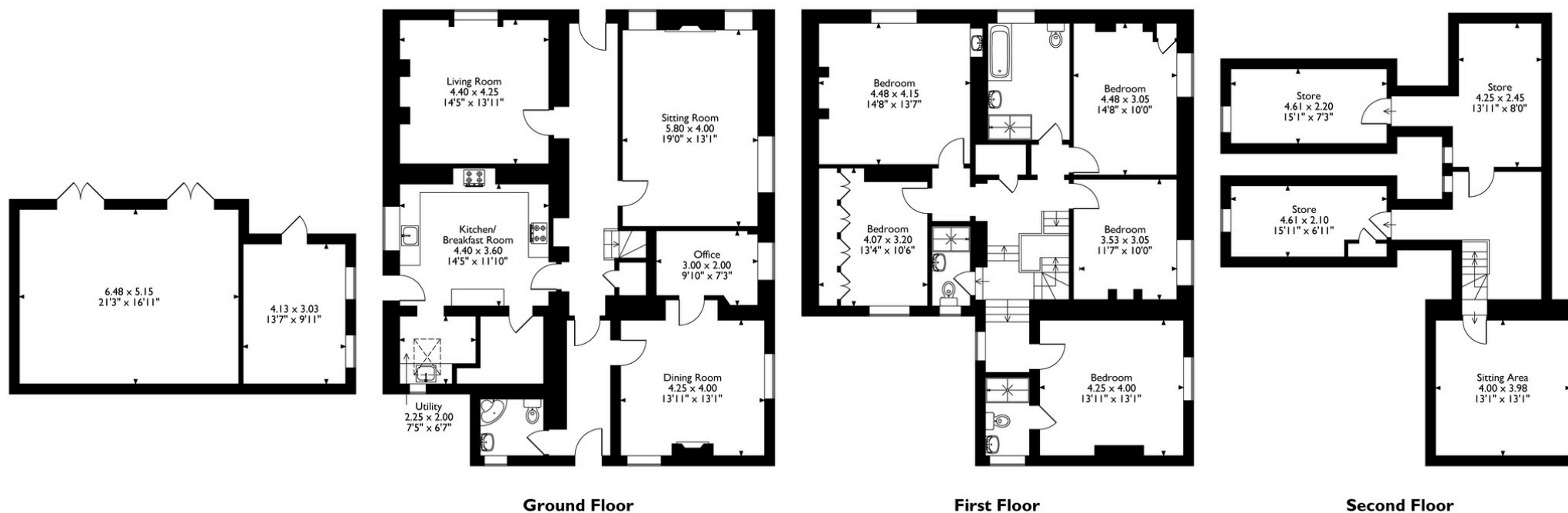




The White Lodge, 41 The Nook, Whissindine, Oakham, Rutland LE15 7EZ

House Total Approx. Gross Internal Floor Area incl. Garage & Outbuilding = 3789 ft² / 352 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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