



WYLDE GREEN COTTAGE
CROSS LANE, PRESTON

JAMES
SELICKS



“... THREE-BEDROOM, DETACHED COTTAGE ...”

An extended, three-bedroom, detached cottage with off-road parking, garaging and a well-established, south-facing garden, all sitting in the heart of the popular village of Preston.

Kitchen • Two Reception Rooms • Downstairs Cloakroom • Three Bedrooms • Family Bathroom, Separate Shower Room • Garaging, Outbuildings • Off-Road Parking • Village Location • NO CHAIN • EER - D

Accommodation

The ground floor in brief consists of a kitchen, two reception rooms and a downstairs cloakroom. The kitchen has a good range of timber fitted units with a variety of integrated appliances plus space for free-standing white goods and ample space for table and chairs. The generously proportioned living room has a dual-aspect allowing plenty of natural light and has a feature fireplace with a brand-new electric log burning stove. The ground floor is completed by a dual-aspect dining room and a downstairs cloakroom.

To the first floor there are three spacious bedrooms all with built-in storage and served by a family bathroom and separate shower room.

The property has been recently renovated with re-painting, new carpets and fitted blinds throughout.

Outside

The property has a large and well-established, south-facing garden that is mainly laid to lawn with an array of mature soft planting, a patio area adjacent to the house and a pathway leading down to the garage and parking area. There is a further hard-landscaped courtyard sitting to the North side of the property and plenty of garden storage. The property is accessed from Uppingham Road via a gravelled driveway that leads to the parking area and single garage with roller door.



Location

The pretty village of Preston is located just under two miles North of the market town of Uppingham which provides a good choice of local amenities and facilities including a local market once a week and a choice of excellent private and state schools. The A47 provides 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 and gas-fired central heating.

Rutland County Council –Tax Band D

Tenure

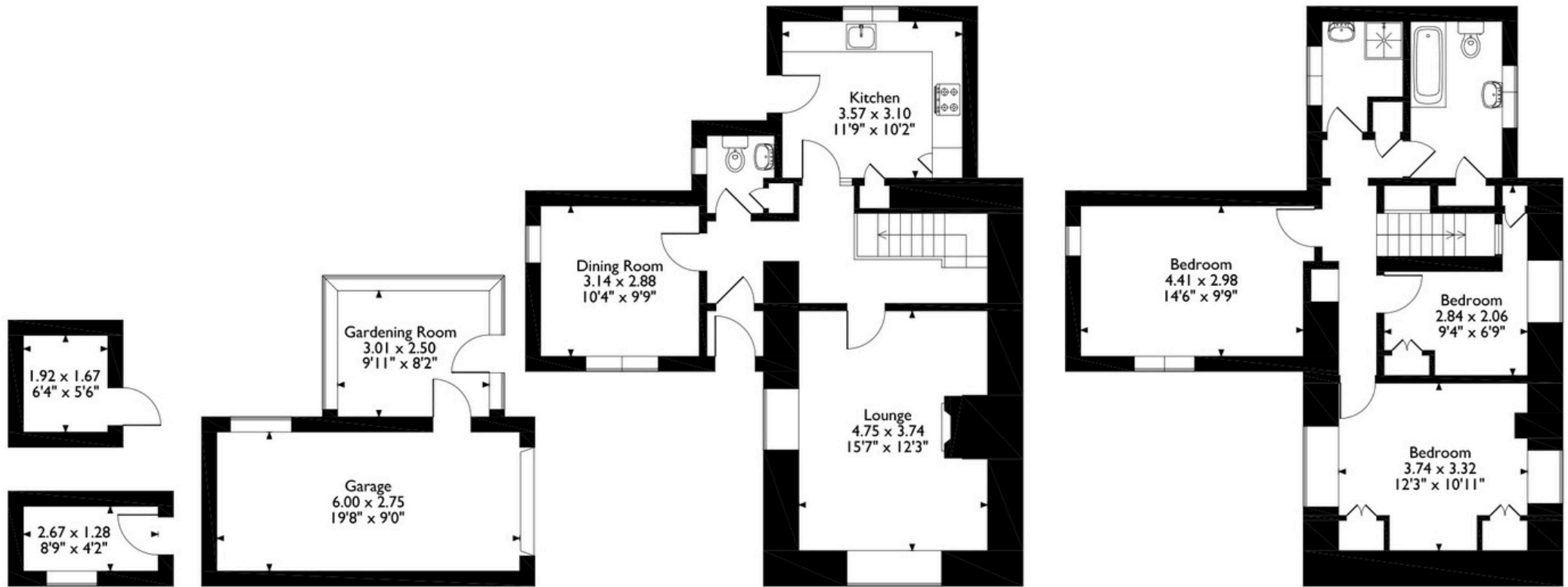
Freehold



Wylde Green Cottage, 10 Cross Lane, Preston, Oakham, Rutland LE15 9NQ

House Total Approx. Gross Internal Floor Area incl. Garage = 1517 ft² / 141 m²

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



Outbuildings

Ground Floor

First Floor

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		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

www.james sellicks.com



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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.