



TOP STREET
WING, RUTLAND

JAMES
SELICKS



“... GENEROUS CORNER PLOT ...”

A four-bedroom, detached family home sitting on a generous corner plot with off-road parking and garaging in the sought-after Rutland village of Wing.

Dining Kitchen • One Reception Room • Utility Room, Downstairs Cloakroom
• Four Bedrooms • Shower Room • Double Garage, Off-Road Parking •
Wrap-Around Plot • Village Location • EER - C •

Accommodation

Enter the property into a spacious entrance hall with stairs rising to the first floor and doors to the ground floor accommodation. The ground floor features a modern dining kitchen, a large sitting room, utility room and downstairs cloakroom. The dining kitchen sits to the rear of the property and has a good range of fitted modern units with a variety of integrated appliances, space for a free-standing fridge freezer and a central island. Adjacent to the kitchen is a useful utility room offering further storage, space for white goods and a door out to the side. The living room is a light and airy room spanning the depth of property with a log burning stove, a bay window to the front and a French door to the rear opening out to the garden.

To the first floor there are four bedrooms, three doubles and a single. The three double bedrooms sit to the rear of the property overlooking the garden and the single sits to the front. Two of the bedrooms offer built-in storage and all four are served by a shower room. The beautifully-appointed shower room comprises a corner shower, wash hand basin, low flush lavatory and a heated towel rail.

Outside

To the front of the property there is a large, gravelled driveway providing ample off-road parking and access to the double garage with powered roller door. The garden itself wraps around the property on three sides, predominantly laid to lawn with an array of soft planting, specimen trees and hedging or fencing on all sides creating a wonderful degree of privacy. There are two seating areas perfectly placed to enjoy the sun throughout the majority of the day.



Location

Wing is a much sought-after Rutland village based south of Rutland Water, four miles from Oakham and three miles from Uppingham. The King Arms, the local public house, is a well-known and much-loved pub and restaurant with a great reputation throughout Rutland and beyond. Wing also offers a popular farm shop comprising a restaurant/tea room and provides a comprehensive range of local farm produce, fine wine and every day essentials. There is a good bus service to all local market towns and great road links to Leicester, Stamford and Peterborough.

Services & Council Tax

The property is offered to the market with all mains services, oil-fired central heating and solar electric and water heating panels.

Rutland County Council – Tax Band E

Tenure

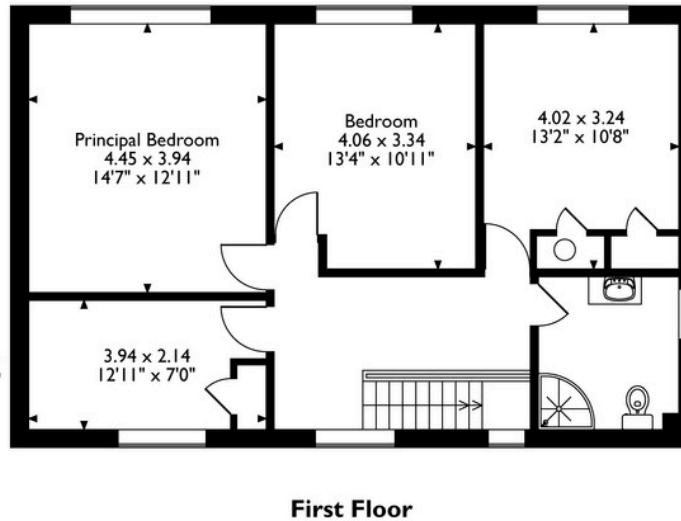
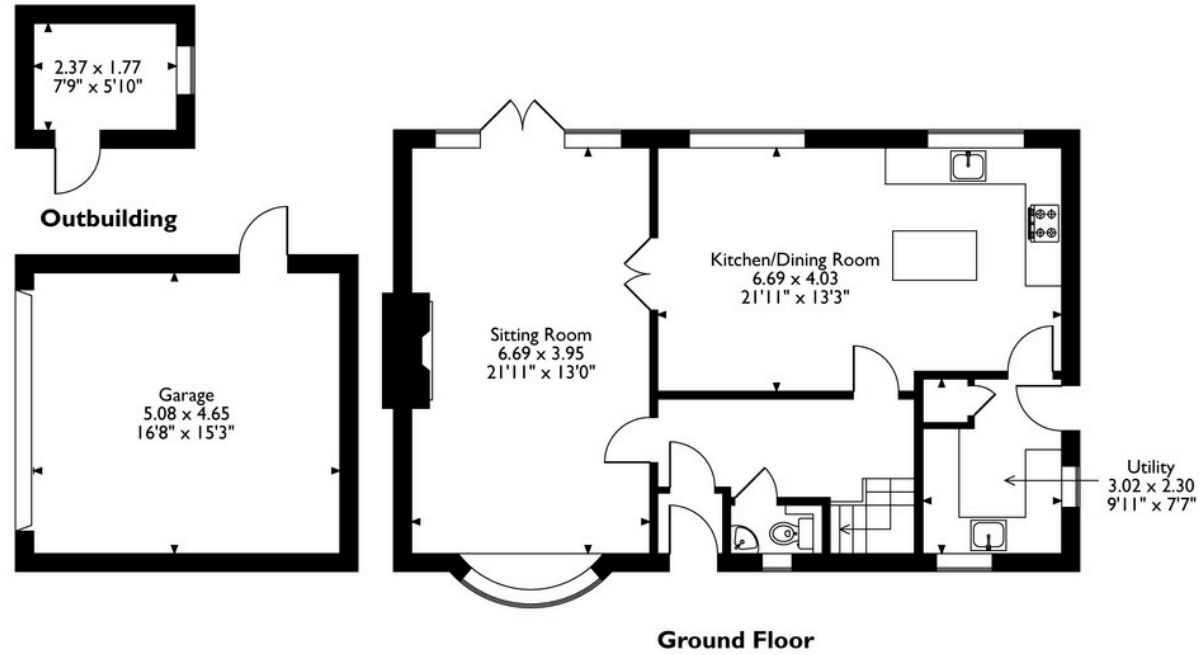
Freehold



14 Top Street, Wing, Oakham, Rutland LE15 8SE

House Total Approx. Gross Internal Floor Area incl. Garage = 1862 ft² / 173 m²

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





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	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.