



INGLEWOOD  
REEVES LANE, WING

JAMES  
SELICKS







## “... SPACIOUS AND VERSATILE ACCOMMODATION ...”

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**Inglewood is an impressive four/five-bedroom family home set on a generous plot of just under half an acre, offering spacious and versatile accommodation. The property boasts a mature west-facing garden, a private driveway, and outbuildings, all nestled in the highly desirable village of Wing.**

Open Plan Living Kitchen • Two Reception Rooms, Study • Further Reception Room/Ground Floor Bedroom with Ensuite • Utility Room, Downstairs Cloakroom • Four First Floor Double Bedrooms • Family Bathroom, One Ensuite • Generous Plot, West Facing Garden • Private Driveway, Double Carport & Outbuilding • Highly Desirable Village Location • EPC - D

### Ground Floor

The ground floor offers a well-considered layout, beginning with a spacious central entrance hall that provides ample storage. The standout feature is the stunning open plan living kitchen, covering approximately 760 ft<sup>2</sup>. This beautifully light-filled space includes the kitchen, garden room, and dining area, all seamlessly connected and flowing out to the garden through three sets of bi-fold doors - creating the perfect indoor-outdoor living experience, ideal for entertaining.

The kitchen features a comprehensive range of shaker-style fitted units, a selection of integrated appliances, space for an American-style fridge freezer, and a large central island with breakfast bar. A useful back kitchen sits adjacent, offering further storage, a secondary sink and oven, additional space for freestanding appliances, and a stable door to the rear garden. The back kitchen leads through to a practical utility room, which also offers more storage and room for white goods.

There are two further reception rooms: one accessed from the dining area, currently used as a snug, with French doors opening onto a patio and the garden beyond. The second is the main living room at the front of the property - a generously proportioned space with a cosy inset log-burning stove.





### Ground Floor continued...

A study, ideal for those working from home, is also located on the ground floor, along with an additional reception room featuring an ensuite shower room. Currently used as an office, this room could serve equally well as a ground floor bedroom, offering flexible living options.

### First Floor

An elegant oak and glass staircase rises to the first-floor landing, which provides access to the bedroom accommodation. The impressive principal suite spans the full depth of the house and includes a spacious bedroom area, extensive built-in wardrobes, and a luxurious ensuite bathroom with a freestanding bath, walk-in shower, dual sinks, low-flush WC, and heated towel rails.

There are three further bedrooms: two generous doubles with built-in wardrobes, and a smaller double bedroom. These rooms share a family bathroom, complete with a four-piece suite.

### Outside

Set on a generous plot of just under half an acre, the property enjoys an expansive frontage bounded by a dry-stone wall. There are manicured lawns, a private driveway with ample parking, and a double carport with an attached outbuilding for storage with a workshop area. There is gated pedestrian access on both sides of the house leading to the rear garden.

The beautifully landscaped and west facing rear garden is fully enclosed, bordered by mature hedging for privacy and a fence to the rear allowing for picturesque views over the neighbouring countryside. The garden is predominantly laid to lawn with established borders, a wide patio stretching across the back of the house, and a range of outbuildings including a gardening store, greenhouse, and an additional shed.

“... A GENEROUS PLOT OF JUST  
UNDER HALF AN ACRE ...”

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### Location

Wing is a much sought-after Rutland village based south of Rutland Water, four miles from Oakham and three miles from Uppingham. Reeves Lane itself is an incredibly quiet road with no through traffic. The village has a very active community and has 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 bus service to all local market towns, great road links to Leicester, Stamford and Peterborough and the area is particularly well served by plenty of popular schooling in both the state and private sectors.

### Services & Council Tax

The property is offered to the market with all mains services and gas LPG central heating, there is underfloor heating in the garden room with traditional radiators throughout the rest of the house.

Rutland County Council –Tax Band G

### Tenure

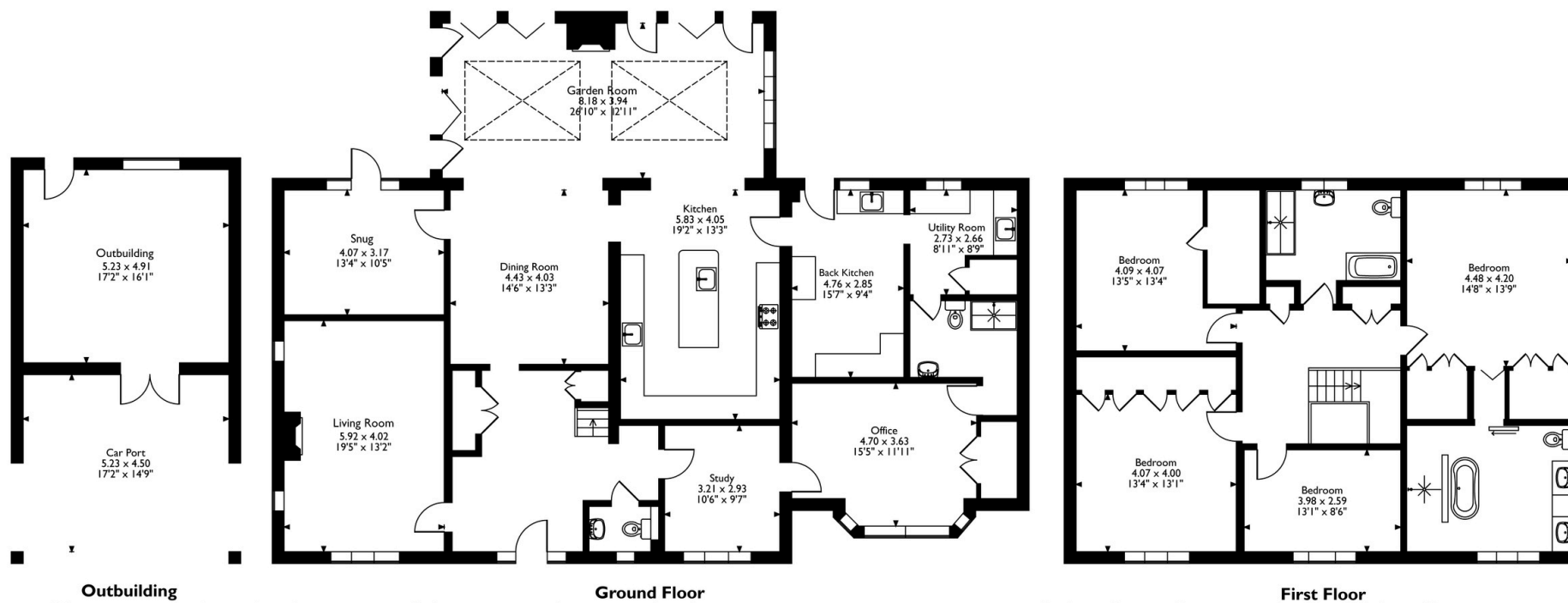
Freehold







Inglewood, 6a Reeves Lane, Wing, Oakham, Rutland LE15 8SD  
House Total Approx. Gross Internal Floor Area = **3402 ft<sup>2</sup> / 316 m<sup>2</sup>**  
Measurements are approximate, not to scale, for illustrative purposes only.



**Outbuilding** **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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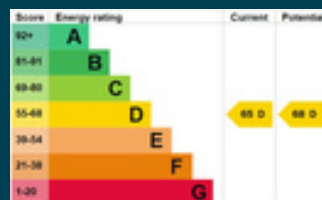
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