



MAIN STREET
KNOSSINGTON, RUTLAND

JAMES
SELICKS



“... TWO-BEDROOM CHARACTER COTTAGE ...”

A charming , two-bedroom character cottage with a private rear garden, ideally located at the heart of the popular village of Knossington.

Kitchen • One Reception Room • Utility Room, Downstairs Cloakroom • Two Bedrooms • One Bathroom • Private Rear Garden • Village Location • NO CHAIN • EPC - D •

Accommodation

Enter the property through a galley kitchen fitted with shaker-style units, a range of integrated appliances, and a useful pantry cupboard. A door from the kitchen leads to the downstairs cloakroom. Another door opens into a 23 ft open-plan living and dining room, with a window seat at the front and a rear window allowing good natural light. The room includes an exposed ceiling beam and a brick and timber feature fireplace.

A door from the living/dining room gives access to the staircase, which leads to the first floor. There are two bedrooms and a bathroom. The principal bedroom is located at the front of the property and includes built-in storage. The second bedroom is positioned in the middle of the house and overlooks the garden. Both rooms are served by a large bathroom with a bath, walk-in shower, wash hand basin, low-flush WC, and a heated towel rail. A door at the end of the bathroom opens into a walk-in wardrobe.

Outside

At the front, there is a small hard-landscaped garden with mature planting. A path leads to a door into a covered alleyway providing access to the rear. The back of the property features a hard-landscaped seating area with a planted border and steps leading up to a lawned garden. The garden is fully enclosed by fencing, offering privacy and security. A timber outbuilding at the rear houses the utility room, with space for storage and white goods.



Location

The beautiful village of Knossington lies on the Rutland/Leicestershire border, just four miles West of the market town of Oakham. Knossington has a very popular pub, The Fox and Hounds and is surrounded by beautiful rolling countryside providing numerous bridle ways and footpaths for walking. Nearby Oakham and Uppingham provide a wide range of amenities with train services from Market Harborough and Peterborough to London. The local schooling is very well catered for both in the state and private sector with a choice of primary schools nearby.

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating.

Rutland County Council – Tax Band C

Tenure

Freehold



9 Main Street, Knossington, Oakham, Rutland LE15 8LT

House Total Approx. Gross Internal Floor Area incl. Outbuilding = **1098 ft² / 102 m²**

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





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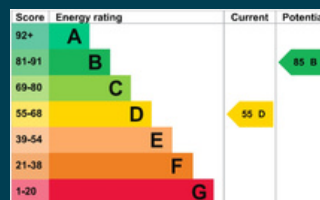
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Measurements and Other Information

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.

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