



THE NOOK  
WHISSENDINE, OAKHAM

JAMES  
SELICKS



## “... THREE-BEDROOM IRONSTONE COTTAGE ...”

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**A fantastic opportunity to acquire a three-bedroom ironstone cottage, ripe for renovation and bursting with character throughout with a one-bedroom annexe, all sitting on a generous plot with well-established gardens in the popular village of Whissendine.**

Kitchen • One Reception Room • Ground Floor Shower Room • Three Bedrooms  
• Fully Equipped One-Bedroom Annexe • Generous Plot • Double Garage, Off-Road Parking • Renovation Opportunity • Village Location • NO CHAIN •

### Accommodation

Enter the property through an entrance porch, which opens into a central hallway providing access to the ground floor accommodation. At the rear of the property is a galley kitchen featuring a range of fitted units, ample space for free-standing appliances, and additional built-in storage cupboards. To the front is a spacious reception room, offering ample space for both living and dining furniture. Character features include exposed ceiling beams, an open fireplace, and a charming bay window with built-in seating that overlooks the front garden. Completing the ground floor is a shower room with a large walk-in shower, wash hand basin, low flush WC, and generous fitted storage.

Upstairs, the first floor comprises three bedrooms, two of which benefit from built-in wardrobes. Additional storage is available from cupboards accessed via the landing.

The property also includes a fully equipped, self-contained annexe, ideal for guests or extended family. The annexe features a double bedroom, shower room, kitchen and a reception room with a French door opening onto a private patio area.

### Outside

Set within a generous plot of approximately a quarter of an acre, the home has a tarmac driveway offering ample off-road parking and access to a double garage with up-and-over doors. The rear garden is a particular highlight—south-facing and offering a high degree of privacy, it is mainly laid to lawn and bordered by mature planting. Additional features include a timber pergola over a patio area and raised vegetable beds, ideal for garden enthusiasts.



### Location

Whissendine is a well-regarded Rutland village with a large community lying equidistant to the historic market towns of Oakham and Melton Mowbray. approximately 5 miles from Oakham and 6.5 miles from Melton Mowbray. The village offers all the qualities of rural life, whilst also being conveniently located providing easy access to the region's commercial and retail centres. Within the village there is a popular public house, a church, primary school and a village shop with café, as well as a playing field with cricket ground on the edge of the village. Communications in the area are excellent, with good links to Leicester, Peterborough, Grantham and Kettering, with the A14 dual carriageway providing rapid road access both east (A1), north/south (M1) and northwest (M6).

### Services & Council Tax

The property is offered to the market with all mains services and gas LPG central heating.

Rutland County Council – Tax Band E

### Tenure

Freehold



## 25 The Nook, Whissendine, Oakham LE15 7EZ

House Total Approx. Gross Internal Floor Area incl. Garage & Annexe = **126 ft<sup>2</sup> / 1356 m<sup>2</sup>**

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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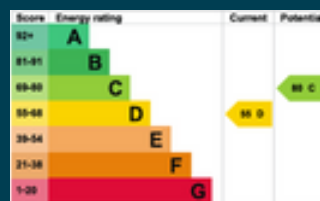
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