



SYCAMORE HOUSE  
THORPE GARDENS, WHISSENDINE

JAMES  
SELICKS



## “... WELL-PRESENTED FIVE-BEDROOM FAMILY HOME ...”

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**A substantial and well-presented five-bedroom family home set on a generous south-facing plot, featuring a private driveway, double garage, and spacious living throughout, all nestled in the desirable village of Whissendine.**

Breakfast Kitchen • Four Reception Rooms • Study • Utility Room, Downstairs Cloakroom • Four Double Bedrooms, One Single Bedroom • Family Bathroom, Two Ensuites • South-Facing Garden, Summer House/Outdoor Bar • Double Garage, Private Driveway • Village Location • EPC - C

### Ground Floor

The ground floor is thoughtfully arranged around a central entrance hall and offers a superb balance of living and entertaining spaces. It features a spacious breakfast kitchen, four reception rooms, a study, utility room, and a downstairs cloakroom.

At the heart of the home, the breakfast kitchen is positioned between two reception rooms and is beautifully appointed with a large central island incorporating a breakfast bar, a comprehensive range of fitted units, and ample space for a range-style cooker, freestanding fridge freezer, and dishwasher. An archway at the front leads into a cosy snug, while another at the rear opens into a bright and airy living/dining room with two sets of bifold doors, seamlessly connecting the interior with the garden.

The utility room, accessed from the kitchen, offers additional storage, space for white goods, and a door leading out to the side of the property. From the kitchen, a further door leads into the formal dining room, which enjoys direct access to the rear patio via French doors. Adjacent is the main living room—an elegant and generously proportioned space featuring a gas fire and another set of French doors opening to the patio. Completing the ground floor is a versatile study, ideal for home working.



### First Floor

The first floor accommodates four double bedrooms, a dressing room/single bedroom, and three bath/shower rooms. The two principal bedrooms both benefit from en-suite shower rooms and built-in storage, while the remaining two doubles also feature fitted storage and share a well-appointed family bathroom. The bathroom includes a shower bath, wash hand basin, low flush WC, and heated towel rail.

### Outside

Sycamore House occupies a generous south-facing plot at the end of a quiet cul-de-sac. To the front, a large block-paved driveway provides ample off-road parking and access to the double garage.

The rear garden is predominantly laid to lawn, enhanced by mature planting that provides year-round interest. A spacious patio wraps around the back of the property and includes a covered outdoor kitchen—perfect for entertaining—along with steps leading up to a summer house/bar equipped with electricity.



“... GENEROUS SOUTH-FACING  
PLOT ...”

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### 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-fired central heating. Rutland County Council – Tax Band G

### Tenure

Freehold





Sycamore House, 3 Thorpe Gardens, Melton Road, Whissendine, Oakham, Rutland LE15 7FE

House Total Approx. Gross Internal Floor Area incl. Garage = **2874 ft<sup>2</sup> / 267 m<sup>2</sup>**

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





**JAMES  
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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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