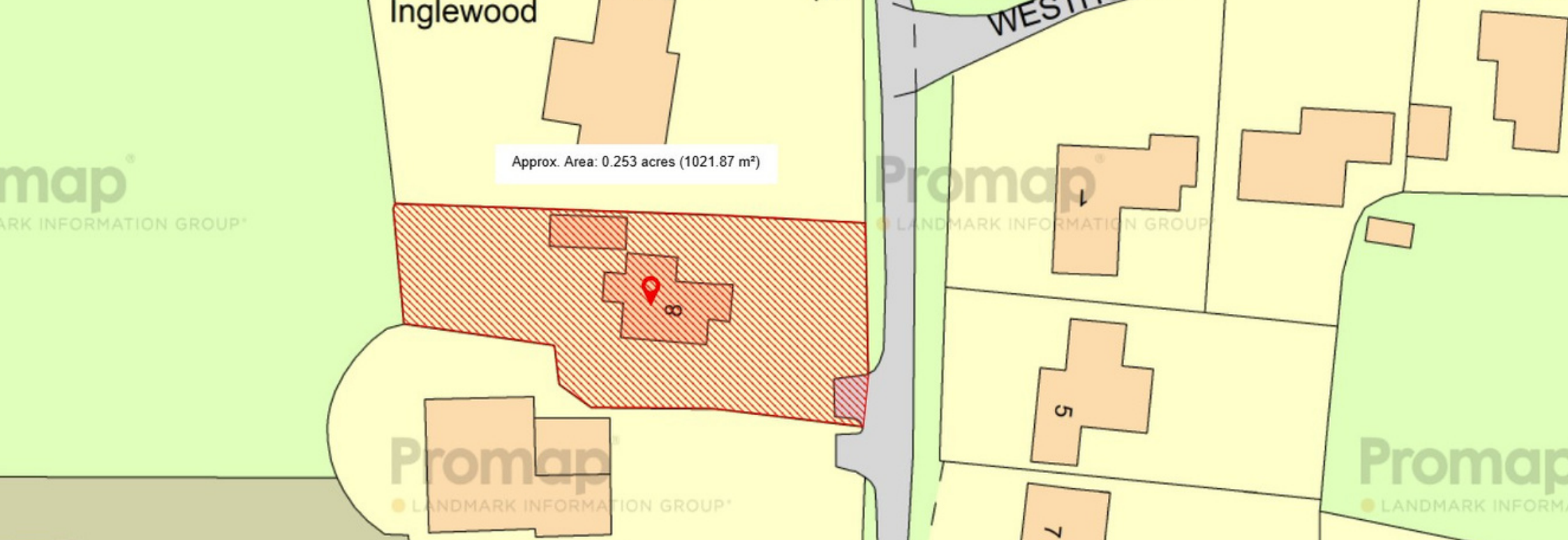




BUILDING PLOT
REEVES LANE, WING

JAMES
SELICKS



“... FULL PLANNING PERMISSION FOR FOUR-BEDROOM FAMILY HOME ...”

Set on a generous quarter-acre plot, this site currently holds a two-bedroom bungalow and comes with full planning permission for a four-bedroom family home. The proposed design includes off-road parking, garaging, and a spacious west-facing garden. Plans also feature a detached, purpose-built home office/gym, offering flexible space for modern living.

Open Plan Living Kitchen • One Reception Room • Study • Utility Room, Downstairs Cloakroom • Four Bedrooms • Family Bathroom, One Ensuite • West-Facing Garden • Home Office/Gym • Off-Road Parking, Garaging •

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/tearoom and provides a comprehensive range of local farm produce, fine wine and everyday 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 currently offered to the market with all mains services connected and gas LPG.

Rutland County Council – Tax Band D

Tenure

Freehold

Room Measurements

Kitchen - 4.50m x 4.46m	Study - 4.06m x 3.96m	Bedroom 3 - 4.19m x 2.53m	Home Office/Gym - 7.68m x 4.75m
Dining - 4.30m x 3.60m	Utility - 5.01m x 2.30m	Bedroom 4 - 4.06m x 2.74m	Garage - 6.00m x 4.80m
Seating - 4.38m x 4.03m	Bedroom 1 - 4.80m x 4.20m	Family Bathroom - 2.94m x 2.12m	
Drawing Room - 6.40m x 4.19m	Bedroom 2 - 4.19m x 3.13m	Ensuite - 3.62m x 1.26m	

Building Plot, 8 Reeves Lane, Wing, Oakham, Rutland LE15 8SD

House Total Approx. Gross Internal Floor Area incl. Home Office/Gym = **2508 ft² / 233 m²**

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



**JAMES
SELLICKS**

Oakham Office

6-8 Market Place, Oakham

Rutland LE15 6DT

01572 724 437

oakham@james sellicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



www.james sellicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

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.