



STANILANDS
WHISSENDINE, RUTLAND

JAMES
SELICKS



“... WELL-PRESENTED, THREE-BEDROOM BUNGALOW ...”

A well-presented, three-bedroom bungalow sitting on a generous plot with off-road parking and garaging in the popular village of Whissendine.

Breakfast Kitchen • Two Reception Rooms • Utility Room • Three Bedrooms • Shower Room • Private Rear Garden • Off-Road Parking • Single Garage • Village Location • EPC - C

Accommodation

Enter the property through a central entrance hall providing access to the main accommodation. The bedroom accommodation is situated to the right, while the living areas are to the left. At the front of the property is a breakfast kitchen fitted with a good range of units and a variety of integrated appliances. A door from the kitchen diner opens into a spacious boot room/utility room running the full depth of the property. This area provides additional storage, space for white goods, access to the integral single garage, a door leading out to the rear garden, and another door opening onto the front driveway. The main reception room sits adjacent to the dining kitchen and features a large window overlooking the rear garden, a feature fireplace with an electric fire, and a set of double doors opening into the conservatory. The conservatory includes French doors that open out to the patio and garden.

There are three bedrooms in total – two doubles and a single, the latter currently used as a study. All three bedrooms are served by a shower room comprising a walk-in shower, wash hand basin, and low-flush WC.

Outside

To the front of the property, a large block-paved driveway offers ample parking and access to the single garage, which features an electric door, outside power point, and an EV charger. There is also external access to the rear of the property via the right-hand side. The rear garden is exceptionally private and has been landscaped to create a low-maintenance outdoor space, perfect for enjoyment throughout all seasons. A garden shed, which benefits from power and light, provides outdoor storage.



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, 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 an air source heat pump. There is a mains gas supply available but is currently capped.

Rutland County Council – Tax Band C

Tenure

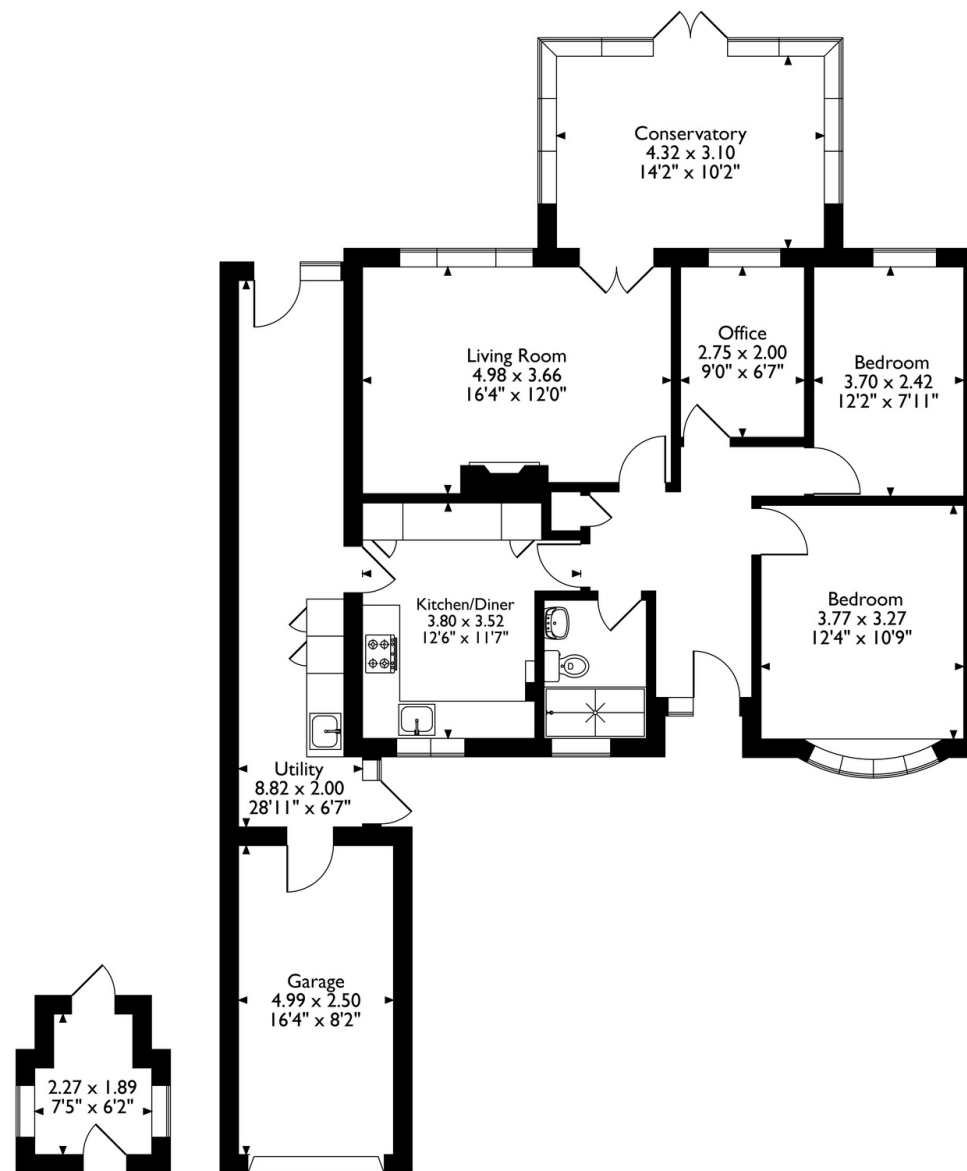
Freehold



15 Stanilands, Whissendine, Oakham, Rutland LE15 7HR

House Total Approx. Gross Internal Floor Area = **1324 ft² / 123 m²**

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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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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