



WATER LANE
ASHWELL, RUTLAND

JAMES
SELICKS



“... NEWLY BUILT, THREE-BEDROOM IRONSTONE HOME ...”

A newly built three-bedroom ironstone home on a generous plot with off-road parking, a garage, and a west-facing garden, located on a quiet lane in the popular village of Ashwell

Dining Kitchen • One Reception Room • Utility Room, Downstairs Cloakroom • Three Double Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Single Garage • Generous Plot • West-Facing Garden • Village Location • EPC - B

Ground Floor

The property is entered through a central entrance hall with doors leading to the main ground floor rooms, stairs rising to the first floor, and an understairs storage cupboard.

To the right is a dining kitchen spanning the full depth of the house, with a window to the front and French doors opening onto the rear patio and garden. The kitchen has a comprehensive range of units with a variety of integrated appliances, and a large central island with a breakfast bar.

A door leads into a utility room with space and plumbing for white goods, access to a downstairs cloakroom, and a part-glazed door opening out to the garden, providing a practical secondary entrance.

To the left of the entrance hall is the reception room, another dual-aspect space extending the full depth of the property with a window to the front and French doors to the rear. Timber flooring runs throughout the ground floor, creating a consistent finish.



First Floor

Upstairs, a light and airy landing provides access to three double bedrooms and a family bathroom. The principal bedroom includes an en suite shower room, while the remaining two bedrooms share a well-appointed family bathroom with a shower bath, wash basin set into a vanity unit, low-flush WC, and heated towel rail.

Outside

The property sits on a generous plot with mature boundaries providing a good level of privacy. The front features a wide driveway with ample off-road parking, leading to a single garage with an up-and-over door. There is pedestrian access down both sides of the house giving way to the west-facing rear garden, which has fencing to either side and a stone wall to the rear. A large patio extends directly from the house creating that much sought-after flow from in to out, with a lawn and raised planted borders wrapping around the garden.



“... GENEROUS PLOT WITH A WEST-
FACING REAR GARDEN ...”

Location

Ashwell is a small village set in rolling countryside, just a short drive from the historic market town of Oakham and its wide range of amenities. The village itself offers a strong sense of community with an active village hall, a well-regarded garage, Rutland Garden Village with shops and a café, an annual fete, and a well-attended 14th-century church. The area is renowned for its excellent schooling, with several institutions recognised as Beacons of Exceptional Practice. The East Coast main line provides intercity rail services from Peterborough to London and the Northeast.

Services & Council Tax

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

Rutland County Council – Tax Band D

Tenure

Freehold

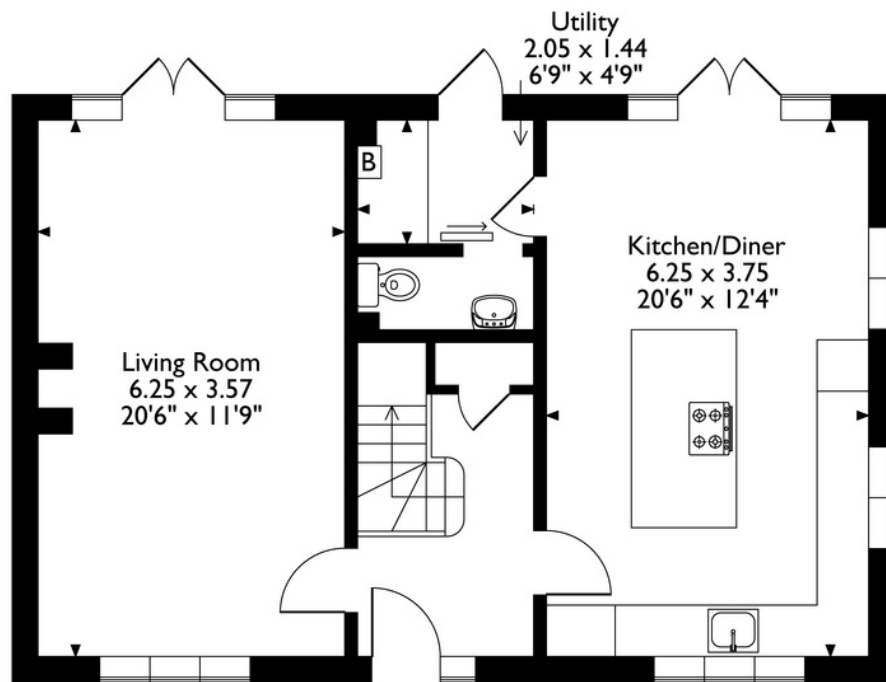




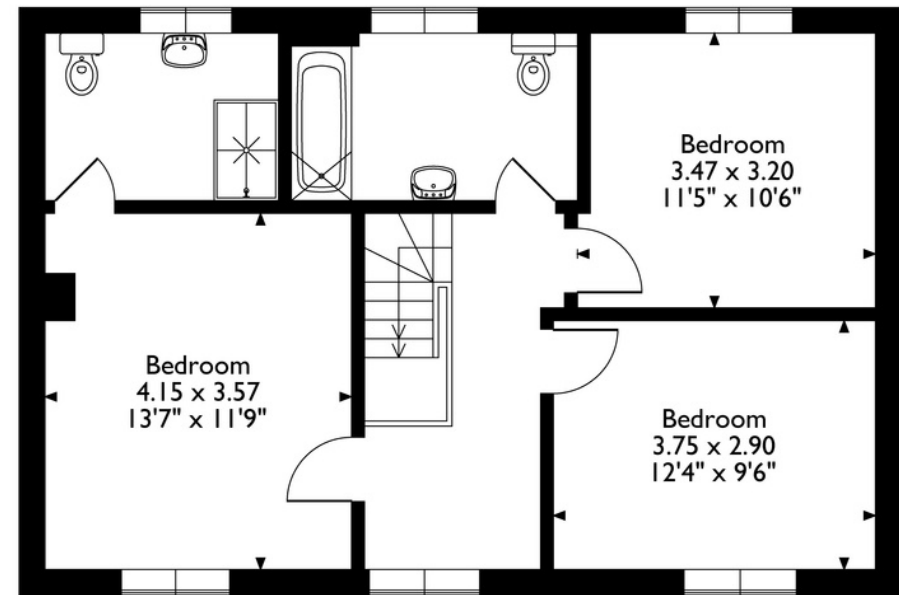
4 Water Lane, Ashwell, Oakham, Rutland LE15 7LS

House Total Approx. Gross Internal Floor Area = 1292 ft² / 120 m²

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



Ground Floor



First Floor

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice

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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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