



FOXHILL
WHISSENDINE, RUTLAND

JAMES
SELICKS



“... FOUR-BEDROOM DETACHED HOUSE ...”

A four-bedroom detached house with a garage, off-road parking, and a south-facing garden, set in a quiet cul-de-sac in the sought-after village of Whissendine.

Kitchen • Two Reception Rooms • Downstairs Cloakroom • Four Bedrooms • Family Bathroom • South Facing Garden • Single Garage • Private Driveway • Village Location • EPC - D •

Accommodation

Enter the property through an entrance hall with doors leading to the ground floor accommodation and stairs rising to the first floor, with an understairs storage cupboard. The kitchen, located at the rear, is fitted with a range of units, integrated appliances, space for a fridge freezer, and a door providing access to the side of the property.

There are two spacious reception rooms. The front reception room features a bay window and a charming feature fireplace with an electric stove, offering ample space for both dining and seating furniture. Double doors open into a second reception room at the rear, which enjoys views of the garden and has double doors leading out to the patio. The ground floor also benefits from a cloakroom/WC.

On the first floor, there are four bedrooms which share a well-appointed family bathroom, comprising a shower bath, wash hand basin, and low-flush WC.

Outside

Externally, to the front of the property there is a tarmac driveway providing access to a single garage with an up-and-over door, alongside a neatly kept lawn. A hand gate to the right-hand side leads through to the rear garden, which features a patio area directly off the house with steps up to a lawned area. The south-facing rear garden is fully enclosed, offering a wonderfully sunny and private outdoor space ideal for relaxation or entertaining.



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 gas-fired central heating.
Rutland County Council – Tax Band E

Tenure

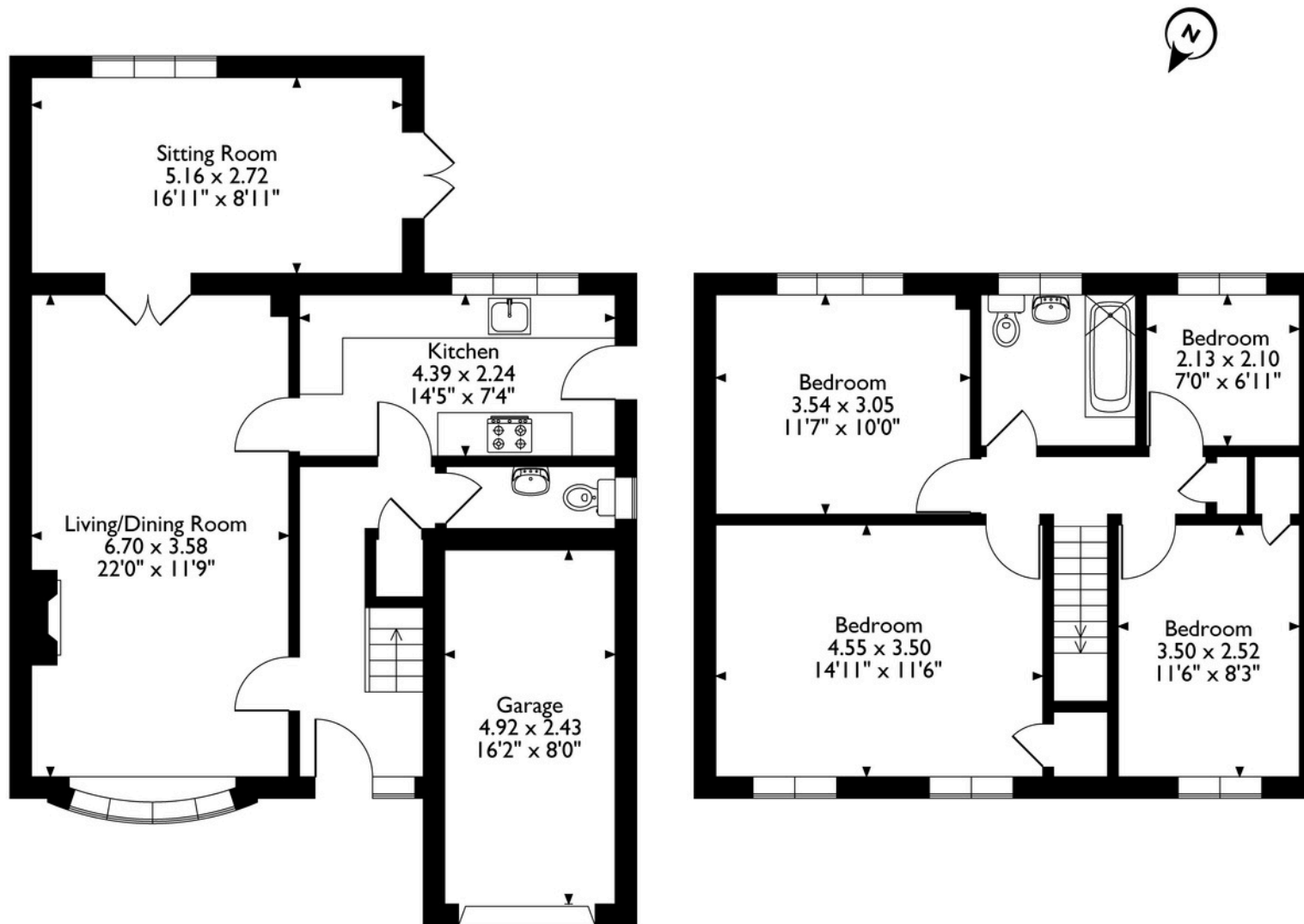
Freehold



30 Foxhill, Whissendine, Oakham, Rutland LE15 7HP

House Total Approx. Gross Internal Floor Area incl. Garage = **1367 ft² / 127 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.



**JAMES
SELICKS**

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT

01572 724 437

oakham@jamesselicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



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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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