



JAMES  
SELICKS  
LISTED BUILDINGS

CHURCH LANE  
RIDLINGTON, RUTLAND

JAMES  
SELICKS







## “... QUAIN AND CHARACTERFUL ...”

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**A Grade II listed, quaint and characterful, one-bedroom semi-detached cottage, delightfully compact and brimming with charm, enjoying a generous plot in the heart of Ridlington.**

Entrance Porch • Open Plan Living Kitchen • Utility Area • One Double Bedroom • One Bathroom • Generous Garden • Village Location • Grade II Listed • NO CHAIN • EPC - E

### Accommodation

Enter the property through a small entrance porch which leads into the open-plan living kitchen. This welcoming space features exposed ceiling beams and a charming inglenook fireplace. The kitchenette offers a range of fitted units with space for appliances, and there is also a door providing access to the rear patio and garden. In addition, there is a utility area with further space for storage and white goods, adding to the practicality of the home.

To the first floor, there is a double bedroom and a bathroom fitted with a shower-bath, wash hand basin, and low-flush lavatory.

### Outside

The property benefits from a generous garden extending along the east and south sides, mainly laid to lawn and complemented by a variety of mature planting. A patio area sits directly off the living space, providing an ideal spot for outdoor dining. From the garden, there are lovely views over the village scene and the surrounding countryside, offering a peaceful and picturesque setting.





## Location

Ridlington is a quiet Rutland village, located between Uppingham and Oakham, approximately a mile to the West of the A6003. The pretty market town of Uppingham provides a good choice of local amenities and facilities including a local market twice a week and a choice of excellent private and state schools. The A47 provides easy access to Peterborough, Leicester and beyond whilst the east coast mainline, running through Peterborough, allows easy access to London and the northeast.

## Services & Council Tax

The property is offered to the market with all mains services and electric storage heaters. Rutland County Council – Tax Band B

## Tenure

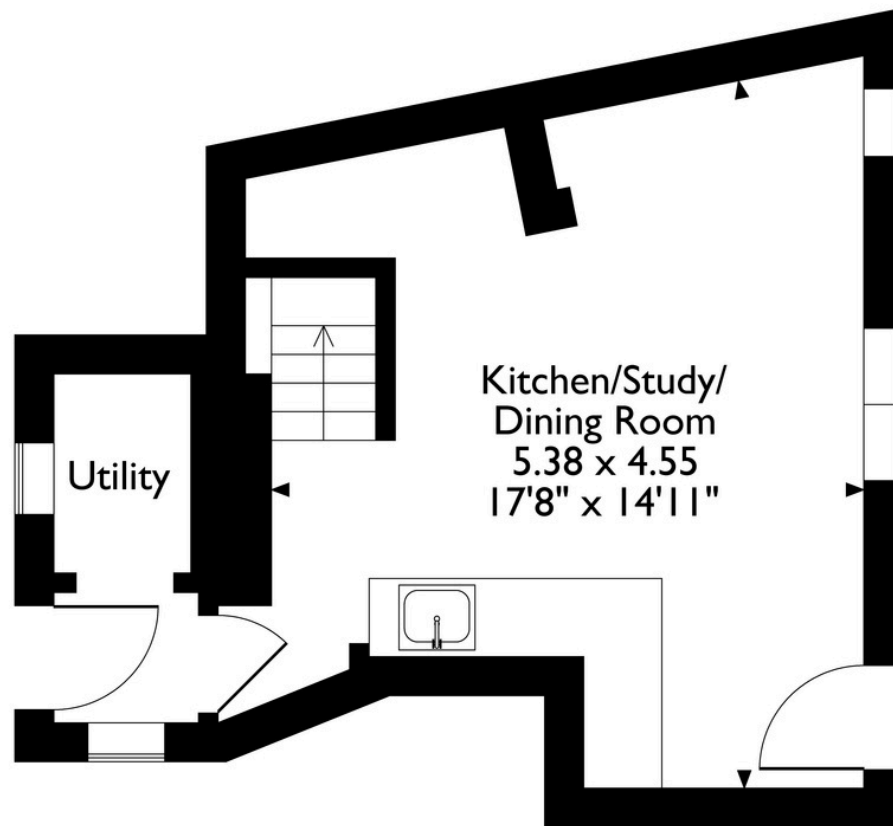
Freehold



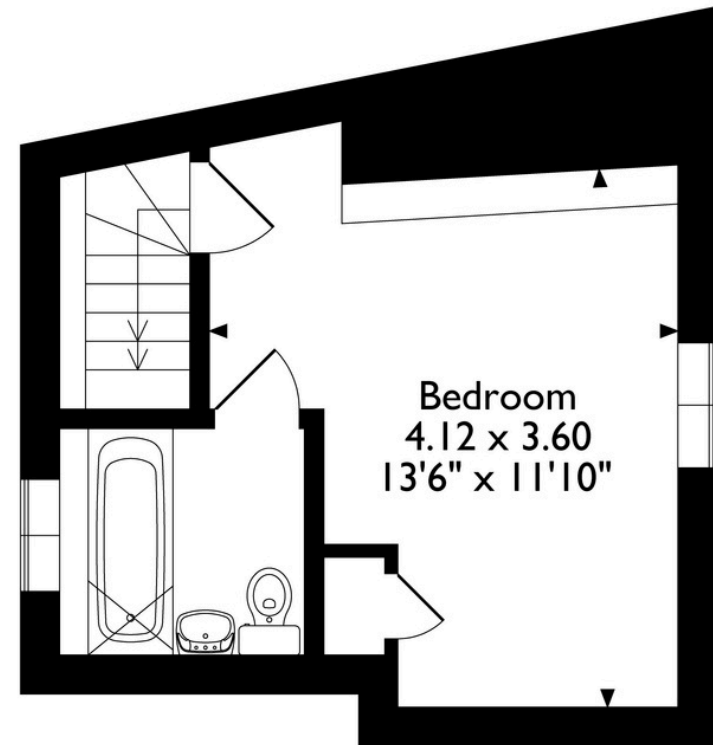
3 Church Lane, Ridlington, Oakham, Rutland LE15 9AL

House Total Approx. Gross Internal Floor Area = 506 ft<sup>2</sup> / 47 m<sup>2</sup>

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		74 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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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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