



Harborough Close, Whissendine  
Asking Price Of £485,000



 SPREY  
PROPERTY



Located in Whissendine, Rutland, this property offers a substantial five-bedroom family home with over 2200 St ft of living space, within a village location and easy access to Oakham and Melton Mowbray. This residence offers plenty of living space with an abundance of natural light. The property is positioned on a good-sized plot with front and rear gardens and parking for multiple vehicles. Offering a good-sized entrance hall with a study and cloakroom off, living room, kitchen/diner, sunroom, utility and double garage to the ground floor.

The first floor has five bedrooms, the master suite having a sizeable dressing area and ensuite bathroom and two further bathrooms, one of which is another ensuite.

Outside is a south facing cottage garden to the rear and a pretty, well-tended garden to the front.

Tenure: Freehold

All Mains' Services

Council Tax Band: E

EPC: C









ENTRANCE HALL

STUDY 1.94m mx 2.25m (6'4" x 7'5")

CLOAKROOM

LIVING ROOM 4.59m x 3.17m (15'1" x 10'5")

KITCHEN/DINING ROOM 2.46m x 7.67m (8'1" x 25'2")

SUN ROOM 3.99m x 3.49m (13'1" x 11'5")

UTILITY ROOM 1.67m x 4.05m (5'6" x 13'3")

DOUBLE GARAGE 6.70m x 5.72m (22' x 18'9")

BEDROOM ONE 4.91m x 3.26m (16'1" x 10'8")

DRESSING AREA 3.16m x 3.18m (11'9" x 7')

EN-SUITE

BEDROOM TWO 4.27m max x 3.17m (14' x 10'5")

ENSUITE

BEDROOM THREE 3.90m x 4.59m (12'10" x 15'1")

BEDROOM FOUR 3.59m x 2.13m (11'9" x 7")

BEDROOM FIVE 2.86m x 2.23m (9'5" x 7'4")

BATHROOM

# Harborough Close, Whissendine



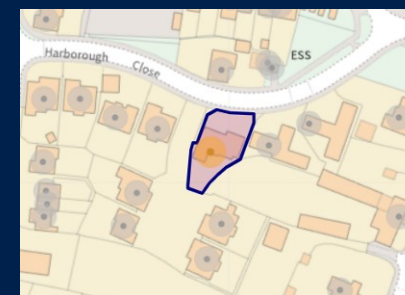
Total area: approx. 205.9 sq. metres (2216.7 sq. feet)  
 Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
 Plan produced using PlanUp.



Conveniently located between Oakham and Melton Mowbray and offers a wonderful setting within the Rutland countryside.

The village offers a very well thought of C.E primary school. The lead HMI inspector stated that school is an outstanding school that is getting better and better.

There is a public house locally along with a local shop/post office and a bus service that services the village from Oakham and Melton Mowbray



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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