



The Laurels Whissendine
Guide Price £1,200,000





The Laurels is a handsome and well-proportioned house which is believed to have previously been three cottages. Consequently, it has much lighter rooms with better ceiling heights than you find in most period homes. The house is nestled within a tranquil mature plot and the accommodation is well laid out for both entertaining and modern family living. Approach the house, entering via the lovely hallway, with doors to the reception room, which leads onto the living room and double doors to the formal dining room. Back the hallway steps down into the study. Lead through the study to an excellent kitchen/breakfast room, well fitted and equipped along with a space for a large dining table. There is also a cellar, utility, cloakroom to the ground floor. Climbing the stairs from the hallway to the spilt landing where you will find bedrooms three and four, both with modern en-suites and views to the garden. Carry on to the first-floor landing and where you gain access to bedroom two with en-suite, separate door to bedroom four, bathroom and steps to the principal suite. Enter the principal suite via the dressing room which is fitted with bespoke wardrobes. To the left is the bedroom area with dual aspect windows and to the right is the five piece bathroom. Oversized Walkin shower, free standing bath, double vanity basins, w/c and bidet.

Electric gates open onto a sweeping gravelled driveway leading through the garden to the front aspect of the house and garaging. The Laurels sits privately within mature gardens and grounds. Wide lawns are bordered by shrubs and trees surrounding the house, to the east side is a paved terrace with summer house and to the rear and from the orchard are views to open fields.





TENURE: Freehold

All Mains Connected

EPC: D

COUNCIL TAX: G







ENTRANCE HALL:

STUDY: 4.10m x 3.94m (13'5" x 12'11")

RECEPTION ROOM: 4.10m x 3.49m (13'5" x 11'6")

LIVING ROOM: 6.60m x 3.65m (21'8" x 12')

DINING ROOM: 4.31m x 3.72m (14'2" x 12'2")

KITCHEN/BREAKFAST: 3.38m x 8.12m (11'1" x 26'8")

CELLAR: 3.94m x 4.33m (12'11" x 14'2")

UTILITY:

W/C:

STORE ROOM:

LANDING:

BEDROOM ONE: 4.13m x 3.65m (13'7" x 12')

DRESSING ROOM: 2.90m x 3'65m (9'6" x 12')

EN-SUITE: 3.7m x 3.65m (12'5" x 12')

BEDROOM TWO: 4.18m x 2.46m (13'8" x 8'2")

EN-SUITE:

BEDROOM THREE: 3.31m x 3.42m (10'10" x 11'2")

EN-SUITE:

BEDROOM FOUR: 3.31m x 3.30m (10'10" x 10'10")

JACK AND JILL BATHROOM:

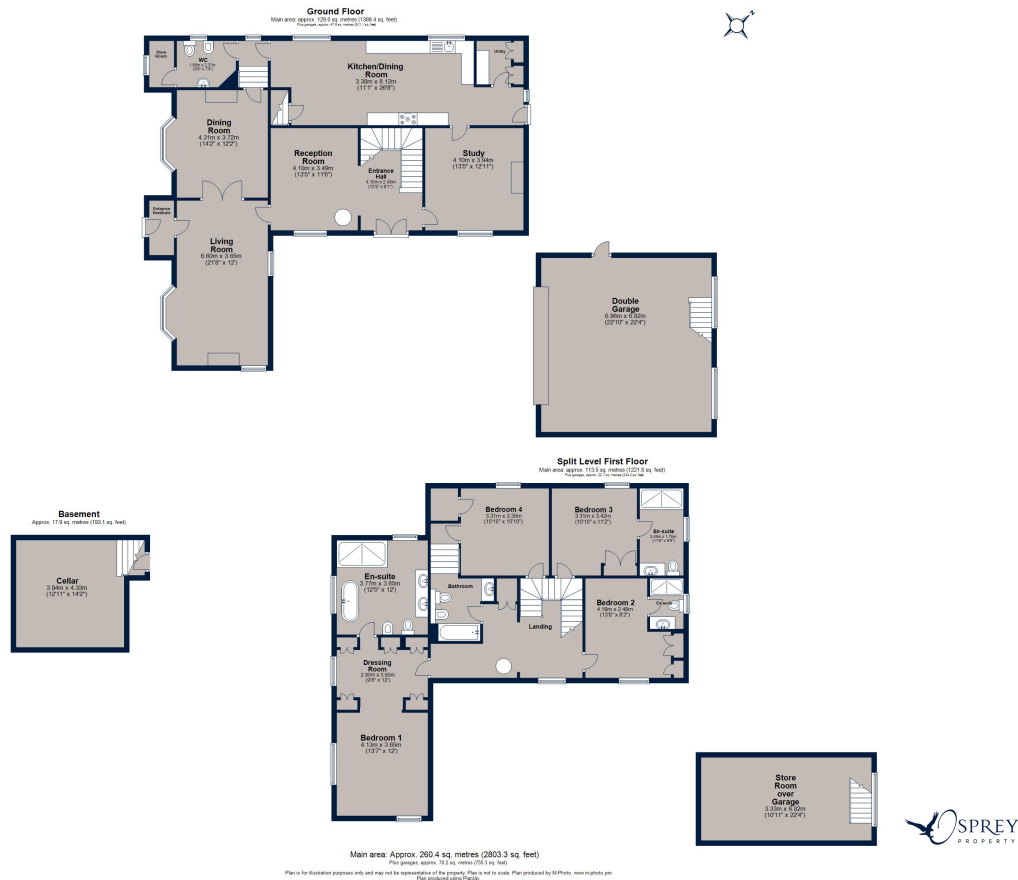
GARAGE: 6.96m x 6.82m (22'10" x 22'4")

FIRST FLOOR GARAGE STORE: 3.33m x 6.82m (10'11" x 22'4")





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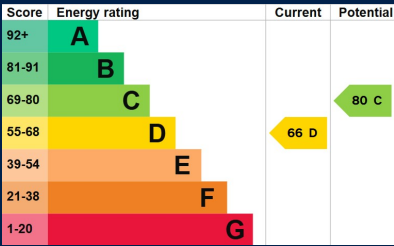
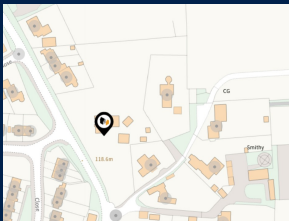
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Conveniently located between Oakham and Melton Mowbray and offers a wonderful setting within the Rutland countryside.

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.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements