



Walnut Close, Stretton
Offers Over £390,000



 **SPREY**
PROPERTY



Modern & Bright Detached Three-Bedroom Home
Beautifully Presented | Ideal for Commuting or Countryside Living
This stylish and greatly improved three-bedroom detached home offers a perfect blend of modern living and cosy charm, set in a desirable location that suits both commuters and those seeking a more relaxed, countryside lifestyle.

Step into a welcoming entrance hall, setting the tone for the light and spacious accommodation throughout. The heart of the home is the open-plan dining kitchen, ideal for entertaining or relaxed family meals, with plenty of space and natural light. This flows into a beautiful sunroom, complete with a cosy insulated roof and underfloor heating a perfect spot to enjoy year-round.

The comfortable living room features a bay window and a contemporary flame-effect fireplace, creating a warm and inviting space to unwind. A convenient downstairs W/C adds practicality to the layout.

Upstairs, the property offers three generously sized bedrooms all with built-in wardrobes





and a stylish refitted shower room. Bedroom two also offers excellent scope for the addition of an en-suite, adding even more flexibility to the home.

Outside, the home continues to impress with a pretty, landscaped rear garden featuring a patio area, well-maintained lawn, ornamental pond, and handy storage. To the front, is further garden area, a double garage and ample driveway parking provide space for multiple vehicles.

A beautifully presented home offering space, comfort, and flexibility-perfect for modern living in a peaceful yet well-connected location.

TENURE: Freehold

Electric and Water Connected (oil Fired Central Heating)

COUNCIL TAX: C

EPC: C







ENTRANCE HALL:

W/C:

KITCHEN/DINING: 6.37m x 3.52m (20'11" x 11'7")

CONSERVATORY: 3.05m x 3.26m (10' x 10'8")

LIVING ROOM: 3.91m x 3.48m (12'10" x 11'5")

LANDING:

BEDROOM ONE: 3.57m x 3.53m (11'9" x 11'7")

BEDROOM TWO: 4.57m x 2.54m (15' x 8'4")

BEDROOM THREE: 2.53m max x 3.48m max (8'3" x 11'5")

SHOWER ROOM: 1.68m x 2.26m (5'6" x 7'5")

DOUBLE GARAGE: 5.25m x 5.29m (17'3" x 17'4")





Walnut Close, Stretton



Total area: approx. 128.5 sq. metres (1383.0 sq. feet)
This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

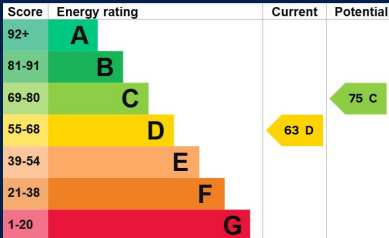
Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

Very active village with village Hall and community, whilst there are fabulous rural walks from the village, including George Henry woods, and the fascinating Yew Tree Avenue in the neighbouring village of Clipsham (1.6 miles), which is over 200 years old and consists over 150 clipped Yew Trees in all manner of unusual shapes and sizes. The Olive Branch in Clipsham is well-renown country inn.

The market towns of Oakham, Grantham (both 12 miles) and Stamford (14 miles) are easily accessible. Each offer a variety of facilities, boutique shops, supermarkets, cafes, pubs and restaurants, as well as sought after state, independent or grammar schools.

The village is well placed for access to Rutland's county town and Rutland Water, as well to the A1 for north-south travel to Grantham (or Peterborough's) East Coast Mainline railway stations for commuters.



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