



**Coniston Road  
Edith Weston, LE15 8HP**



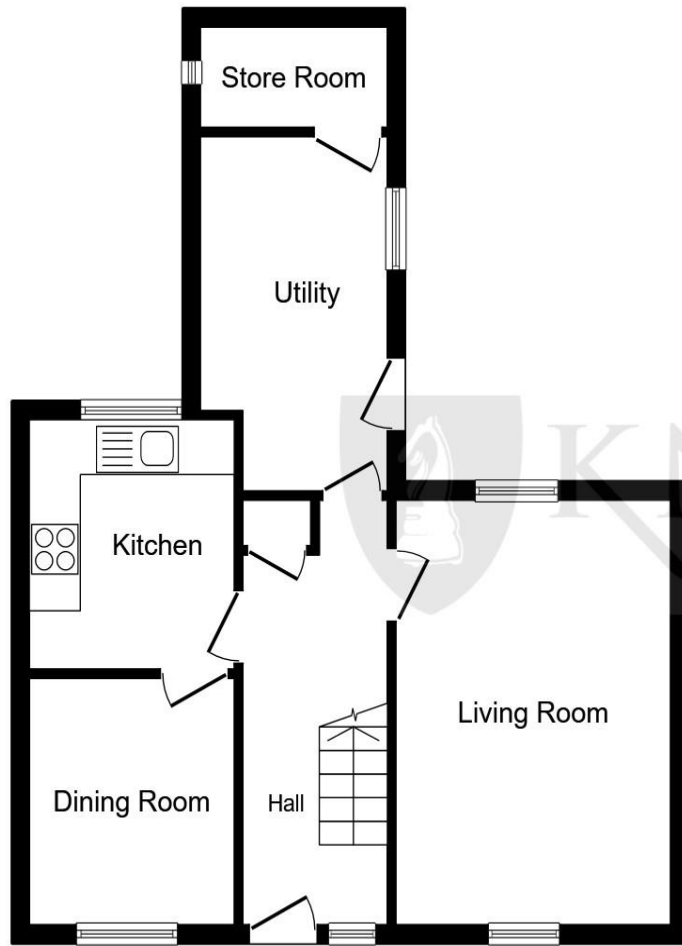
**KNIGHT**  
PARTNERSHIP



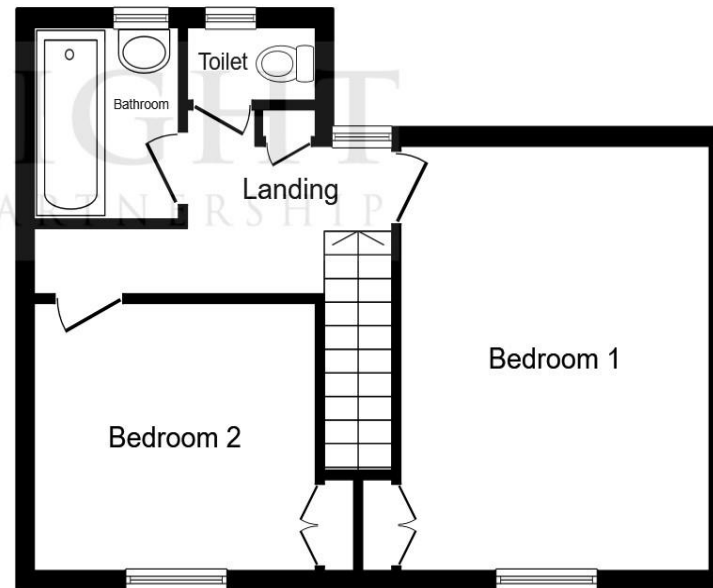
*Welcome to*  
**Coniston Road**  
Edith Weston

OPEN HOUSE SAT 10TH MAY! This spacious two-bedroom semi-detached home is set in this ever-popular Rutland village, offering local amenities including a shop, pub and primary school as well as having Rutland Water close by. The property benefits from a generous garden and allocated parking.





**Ground Floor**



**First Floor**

## Entrance Hall

### Lounge

14' 11" x 10' 11" ( 4.55m x 3.33m )

### Dining Room

8' 4" x 9' 4" ( 2.54m x 2.84m )

### Kitchen

9' 4" x 8' 4" ( 2.84m x 2.54m )

### Utility Room

7' 1" x 7' 6" ( 2.16m x 2.29m )

### Bedroom One

14' 11" x 11' ( 4.55m x 3.35m )

### Bedroom Two

11' 4" x 10' ( 3.45m x 3.05m )

### Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to Coniston Road Edith Weston

- Spacious Semi-detached with Views of Rutland Water
- Two Double Bedrooms
- Redecorated & Recarpeted
- Allocated Parking
- Dual Aspect Lounge & Separate Dining Room

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

# £210,000



Please note the marker reflects the  
postcode not the actual property

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