



**Pudding Bag Lane
Exton LE15 8BH**

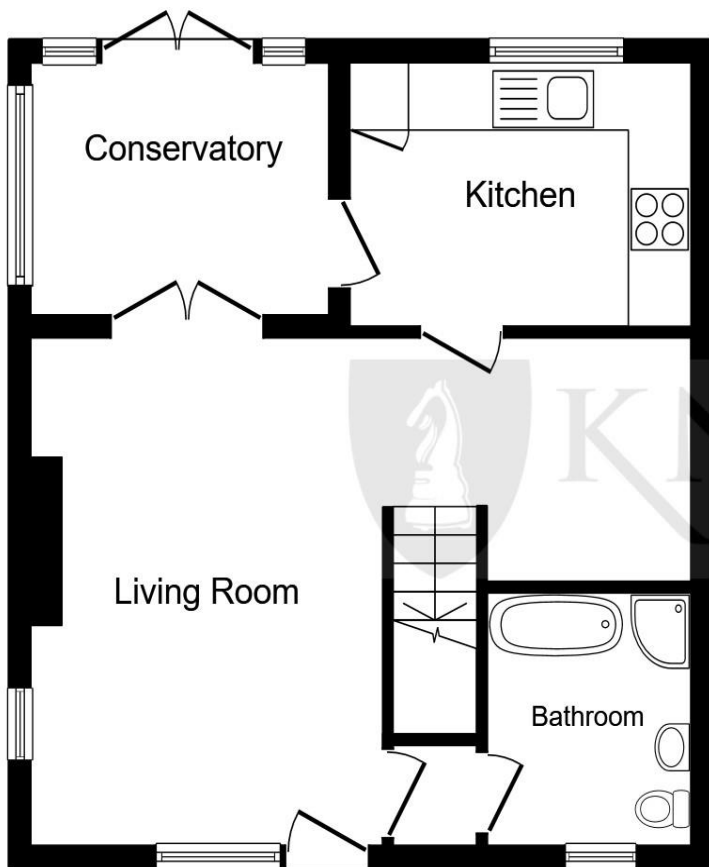


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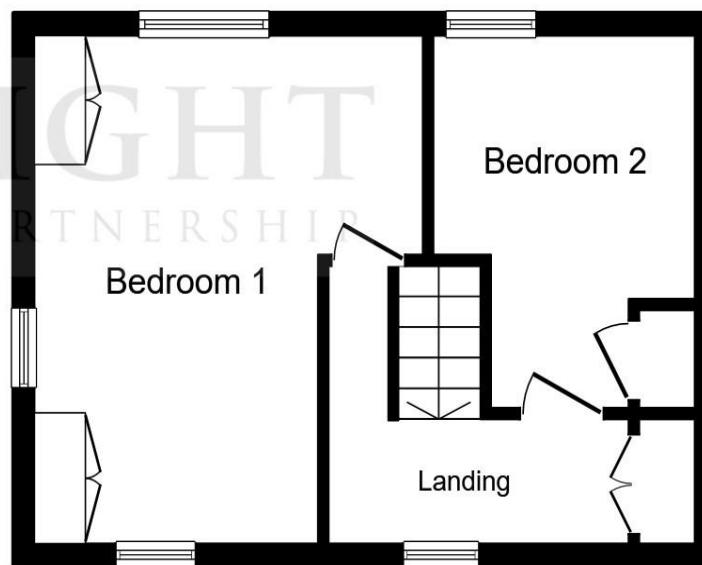
Welcome to **Pudding Bag Lane**

This lovely Grade II listed thatched cottage is situated in a quiet no through road in a charming Rutland village with a Primary school and pub and is set within a short drive of Oakham and easily accessible for Stamford also.





Ground Floor



First Floor

Living Room

16' 4" x 11' 3" (4.98m x 3.43m)

Study Area (base Of Stairs)

6' 9" x 6' 1" (2.06m x 1.85m)

Conservatory

11' 1" x 8' 2" (3.38m x 2.49m)

Kitchen

7' x 10' 11" (2.13m x 3.33m)

Bathroom

6' 9" x 5' 4" (2.06m x 1.63m)

Bedroom One

11' 9" x 11' 9" (3.58m x 3.58m)

Bedroom Two

8' 10" x 9' (2.69m x 2.74m)

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

Welcome to

Pudding Bag Lane

- Grade II Listed Thatched Cottage
- Two bedrooms
- Wealth of Character Features Including a Log Burner, Beams & Stonework
- Parking and Rear Garden
- Popular Rutland Village Location
- Amenities Including Primary School & Pub
- Quiet Location
- No Chain

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

offers over

£315,000

The property offers a wealth of character throughout including exposed beams and stonework, and a gas stove with accommodation briefly comprising: Lounge dining room with a gas stove and French doors out to the conservatory, which has access to the rear garden. The kitchen has a range of units and integrated appliances including a fridge freezer and washing machine. The bathroom is fitted with a three-piece suite with a shower over the bath and completes the downstairs.

Upstairs there are two double bedrooms, both with built-in cupboards for storage.

Outside there is a gravelled driveway giving access to the parking at the rear with a gate into the rear garden, which is laid to lawn patio and decked seating areas and a brick-built store.

Viewing highly recommended to fully appreciate this lovely characterful home!



Please note the marker reflects the
postcode not the actual property

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