



Orchard House Thorpe Gardens, Whissendine,  
Oakham, LE15 7FE

 **NEWTON FALLOWELL**



5 3 3

## Key Features

- Executive Detached Family Home
- Five Spacious Bedrooms
- Open Plan Kitchen & Dining Room
- Light & Airy Throughout
- Master Bedroom with Built-in Wardrobes & En-Suite
- Guest Bedroom with En-Suite Shower Room & Built-In Wardrobes
- Double Garage & Driveway Parking
- Substantial Plot along a Private Cul-De-Sac

£800,000







Set in the heart of Whissendine along a private cul-de-sac is this executive detached family home, boasting spacious accommodation throughout including three generous reception rooms, an open plan breakfast kitchen, five bedrooms, two immaculate en-suites and a family bathroom. Built in 2001 by local developers, this impeccable family home sits on a unique plot measuring approximately 0.20 acres and offers a high degree of privacy along with a double garage and driveway parking. Whissendine is a popular village with a wealth of local amenities including a Primary School, Public House, Shop and Post Office along with its positioning only a short distance from the market towns of Oakham & Melton Mowbray. Internal viewings are strongly recommended.

As you approach Orchard House from the front, an open porch leads you into the light and airy entrance hall with doors flowing to the ground floor accommodation and open stairs to the first floor. On the ground floor, you find a light and airy living room with windows looking out over three aspects and doors leading into the rear garden. Focused around the fireplace and stove, the living room is a space for the whole family to enjoy. A useful study is located towards the front of the house along with a downstairs WC. The open-plan breakfast kitchen has windows and doors opening out to the rear garden and is ideally laid out to be either two separate rooms or an open entertaining space. The kitchen is fitted with a range of wall and base units along with a central island. A door from the kitchen leads to the utility space and further into the rear garden. From the first-

floor landing, you have five spacious bedrooms and a three-piece family bathroom. All the bedrooms boast built-in wardrobes, with the main and guest bedroom further boasting en-suite shower rooms. The fifth bedroom is currently utilised as a dressing room, however, could be altered to make a fifth bedroom if required. The first floor is well laid out and all rooms benefit from large open windows.

Orchard House sits on a generous plot within the executive "Thorpe Gardens" development. The private driveway serves five properties and has a selection of well-maintained borders and conifers. The private driveway for Orchard House has parking for several vehicles with electric garage doors opening to the double garage. Gated access leads around to the West Facing rear garden where you find a tremendous family-orientated space with a large patio area and maturely planted borders. Internal viewings are strongly recommended at the earliest opportunity.

#### **Residents Management Company**

The property is liable to pay an annual charge to Thorpe Gardens Management Company Limited for the maintenance and upkeep of the common areas within the Thorpe Gardens development. We are advised that the current charge is £40 per property, per month and includes the maintenance of the private road, maintenance of trees, mowing of green spaces/gardens as well as public liability cover. The company is wholly owned and ran by the residents on Thorpe Gardens. Contact Newton Fallowell for further information.



### Room Measurements

Entrance Hall 5.18m x 2.93m (17'0" x 9'7")

Living Room 6.38m x 3.95m (20'11" x 13'0")

Dining Room 4.65m x 3.65m (15'4" x 12'0")

Kitchen 5.41m x 3.95m (17'8" x 13'0")

Utility Room 2.68m x 1.81m (8'10" x 5'11")

Study 2.75m x 2.39m (9'0" x 7'10")

Downstairs WC 2.06m x 1.15m (6'10" x 3'10")

First Floor Landing 4.28m x 3.19m (14'0" x 10'6")

Bedroom One 3.97m x 3.68m (13'0" x 12'1")

En-Suite 3.68m x 3.14m (12'1" x 10'4")

Bedroom Two 4.27m x 2.98m (14'0" x 9'10")

Guest En-Suite 2.56m x 1.48m (8'5" x 4'11")

Bedroom Three 3.67m x 3.04m (12'0" x 10'0")

Bedroom Four 3.56m x 2.74m (11'8" x 9'0")

Bedroom Five/Dressing Room 3.03m x 1.84m (9'11" x 6'0")

Family Bathroom 2.02m x 1.98m (6'7" x 6'6")

Double Garage 5.63m x 5.34m (18'6" x 17'6")







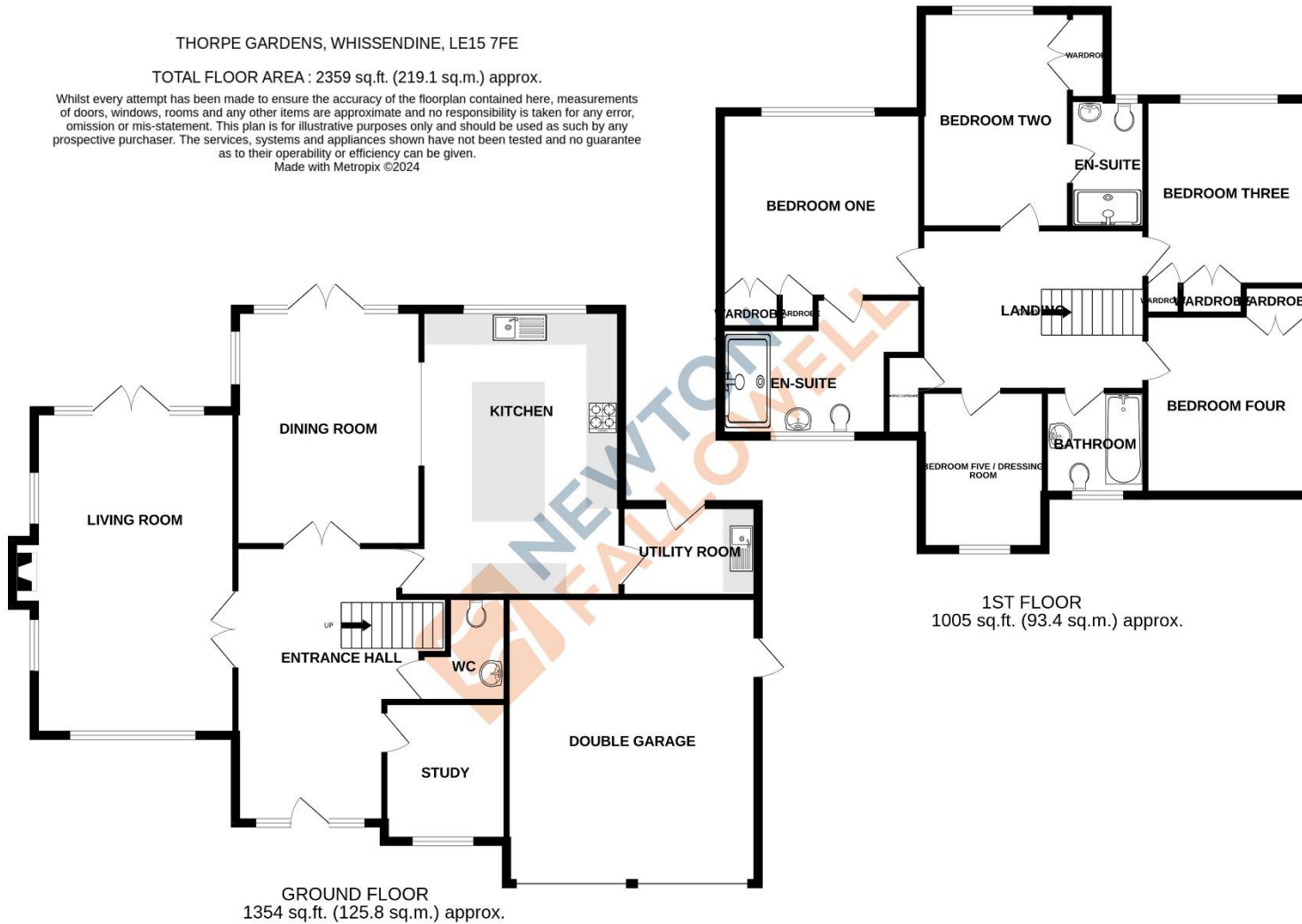


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TOTAL FLOOR AREA : 2359 sq.ft. (219.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: G

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.