



56 Hall Close, Whissendine, Oakham, LE15 7HN

 **NEWTON FALLOWELL**

4 2 3

Key Features

- Extended Detached Family Home
- Four Bedrooms
- En-Suite To Master
- Four Reception Rooms
- Annex Potential
- Corner Plot + Enclosed Rear Garden
- Double Garage
- Well Presented
- EPC Rating D

Offers in Excess Of £535,000





Presented in immaculate condition throughout, is this four-bedroom detached family home, situated in the popular village of Whissendine. The accommodation includes four reception rooms, a kitchen breakfast room, downstairs W.C., four bedrooms with an en-suite to the master, and a family bathroom. The property oozes with eclectic charm and offers stylish family living in the heart of Rutland. We would advise an internal viewing at the earliest opportunity!

Entering via the front door leads to a porch area that gives access to the downstairs W.C. and a door to the main entrance hall. From the entrance hall, there are doors to the lounge that offer dual aspect windows and a feature inset log burner, the study/family room provides views out to the rear garden, and the formal dining room with its feature bay window. Accessed via the dining room is the kitchen, with a range of floor-to-wall units and a view out to the rear garden. A hallway from the dining room gives access to the garden room that features a contemporary style multi-fuel burner, kitchenette with space and plumbing for a washing machine and tumble dryer, and dual-aspect sliding doors to the rear garden. The double garage is also accessed via this hallway.

Upstairs the master bedroom sits to the front of the property and offers an en-suite, built-in wardrobe, and views to the front aspect. Bedrooms two, three, and four sit at the rear of the property, with bedrooms two & four featuring built-in wardrobes. The stunning family bathroom features a freestanding oval bath, a cylindrical free-standing wash hand basin, a range of built-in units, a Bluetooth mirror, and a contemporary-style vertical radiator. This completes the upstairs accommodation.



Externally the property sits on a corner plot and offers a large sweeping newly laid driveway with inset lighting and external power sockets. This leads to the double garage that features a newly installed electric door. To the rear is a large established enclosed rear garden that has a section of artificial grass that has been partitioned off from the main garden. The main section of the garden is laid to lawn with borders of plants and shrubs and features a pond.



Entrance Hall 3.12m x 3.04m (10'2" x 10'0")

Lounge 4.28m x 6.24m (14'0" x 20'6")

Study/Family Room 3.87m x 3.26m (12'8" x 10'8")

W.C 1.28m x 2.01m (4'2" x 6'7")

Kitchen 2.96m x 3.20m (9'8" x 10'6")

Dining Room 3.56m x 4.72m (11'8" x 15'6")

Hallway 3.20m x 1.76m (10'6" x 5'10")

Garden Room 5.03m x 4.99m (16'6" x 16'5")

Double Garage 5.03m x 5.97m (16'6" x 19'7")

Landing 4.66m x 4.44m (15'4" x 14'7")

Bedroom One 3.50m x 3.26m (11'6" x 10'8")

En-Suite 1.38m x 2.12m (4'6" x 7'0")

Bedroom Two 3.88m x 2.98m (12'8" x 9'10")

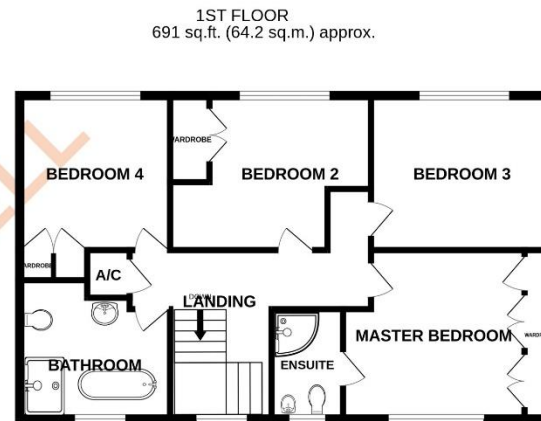
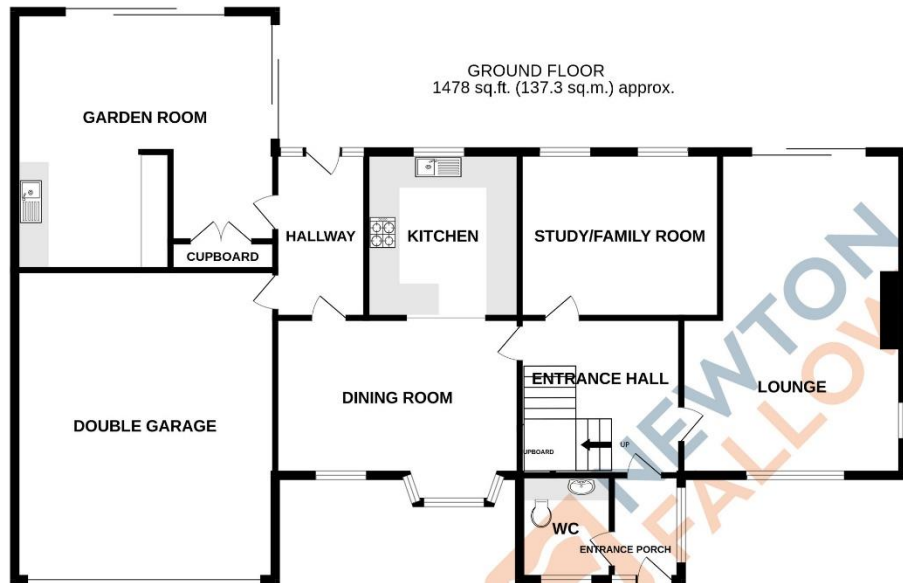
Bedroom Three 3.52m x 2.98m (11'6" x 9'10")

Bedroom Four 2.90m x 2.98m (9'6" x 9'10")

Family Bathroom 2.90m x 2.68m (9'6" x 8'10")







HALL CLOSE, WHISSENDINE LE157HN

TOTAL FLOOR AREA : 2169 sq.ft. (201.5 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		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: F

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.