



2 Main Street, Knossington, Oakham, LE15 8LT

 **NEWTON FALLOWELL**

 4  3  2

Key Features

- Detached Family Home
- Four Double Bedrooms
- Three Storey + Cellar
- Two Reception Rooms
- Two En-Suites + Family Bathroom
- Handcrafted Kitchen with AGA
- Double Width Driveway
- Enclosed Two Tiered Rear Garden
- Freehold

£695,000





Located in the desirable village of Knossington and offering easy access to the town of Oakham stands this attractive four-bedroom detached family home. Constructed in 2004 by the renowned local builder Palmers of Oakham this charming property offers spacious flexible accommodation combined with a good-sized plot and is presented to a high standard. The accommodation is briefly comprised of an entrance hall, living room, utility room, downstairs W.C., kitchen/diner, four bedrooms, study area, a family bathroom, and a useful cellar. CALL TO VIEW!

Entering via the front door leads into the light and airy entrance hall where stairs flow to the first floor and doors grant access to the living room, utility room, downstairs W.C., and the kitchen diner. Located to the left-hand side of the property and spanning the full length is the spacious living room that boasts wooden flooring, an exposed feature beam, dual aspect double glazed windows to the side and front aspect, and a working open fireplace. Positioned to the right-hand side of the property is the impressive kitchen/diner that features a handcrafted kitchen with an oil fired Aga, inset electric induction hob, integrated oven, inset ceramic Belfast sink and drainer + mixer tap, red and white chequered tiled splashbacks, inset ceiling spotlights, feature ceiling beam, brick built feature fireplace with an inset log burner, two double French doors to the rear garden and two double glazed windows to the front aspect. Completing the downstairs accommodation is the utility room & downstairs W.C. The utility room offers plumbing for a washing machine, space for a tumble dryer and a door to the rear garden. Upstairs on the first floor, the property offers three bedrooms, two of which with en-suite bathrooms, a dressing room and a family bathroom. Bedroom one is located at the front of the property and offers a view of the front and side aspect and a door to the dressing room. The dressing room features two built-in wardrobes and leads through to an en-suite bathroom, featuring a panel bath with shower attachment and mosaic style tiling, a separate shower cubicle with screen, pedestal wash hand basin, close coupled W.C. with a tiled floor. Also located at the front of the property is bedroom two which offers a double-glazed window to the front aspect and an en-suite shower room boasting a shower cubicle with mosaic style tiling, square pedestal wash hand basin,

close coupled W.C, heated towel rail, tiled floor and a double-glazed window to the side aspect. Positioned to the rear of the property is a spacious, walk-in airing cupboard and bedroom three, which offers a double-glazed window to the side aspect. Completing the first-floor accommodation is the family bathroom that features a bath with a blue mosaic style panel, square pedestal wash hand basin, close coupled W.C., separate shower cubicle with blue mosaic style tiling, inset ceiling spotlights, tiled floor, and a double-glazed privacy window to the rear aspect. On the second floor, you will find bedroom four which offers two skylight windows to the rear aspect and a useful area that is used as a study by the current owners. A small door from the study area provides access to additional, useful eaves storage.

Externally, the property sits on a good-sized plot and offers a double-width block paved driveway to the front of the property with a pathway to the front door and a small section of lawn. To the rear is a fully enclosed, staggered garden that boasts a large patio seating area that would be suitable for entertaining with a side access gate leading to the front of the property. From the patio seating area, steps lead up to the main section of the garden that offers a lawned area with a border of plants & shrubs and a pathway that leads to a second patio area.



Room Measurements

Entrance Hall 3.29m x 1.26m (10'10" x 4'1")

Living Room 6.31m x 4.46m (20'8" x 14'7")

Kitchen/Diner 6.51m x 4.42m (21'5" x 14'6")

WC 2.11m x 1.3m (6'11" x 4'4")

Utility Room 3.15m x 1.84m (10'4" x 6'0")

Cellar 5.55m x 3.18m (18'2" x 10'5")

Bedroom One 4.47m x 3.31m (14'8" x 10'11")

Dressing Room 2.83m x 2.06m (9'4" x 6'10")

Ensuite 2.85m x 2.25m (9'5" x 7'5")

Bedroom Two 3.38m x 3.22m (11'1" x 10'7")

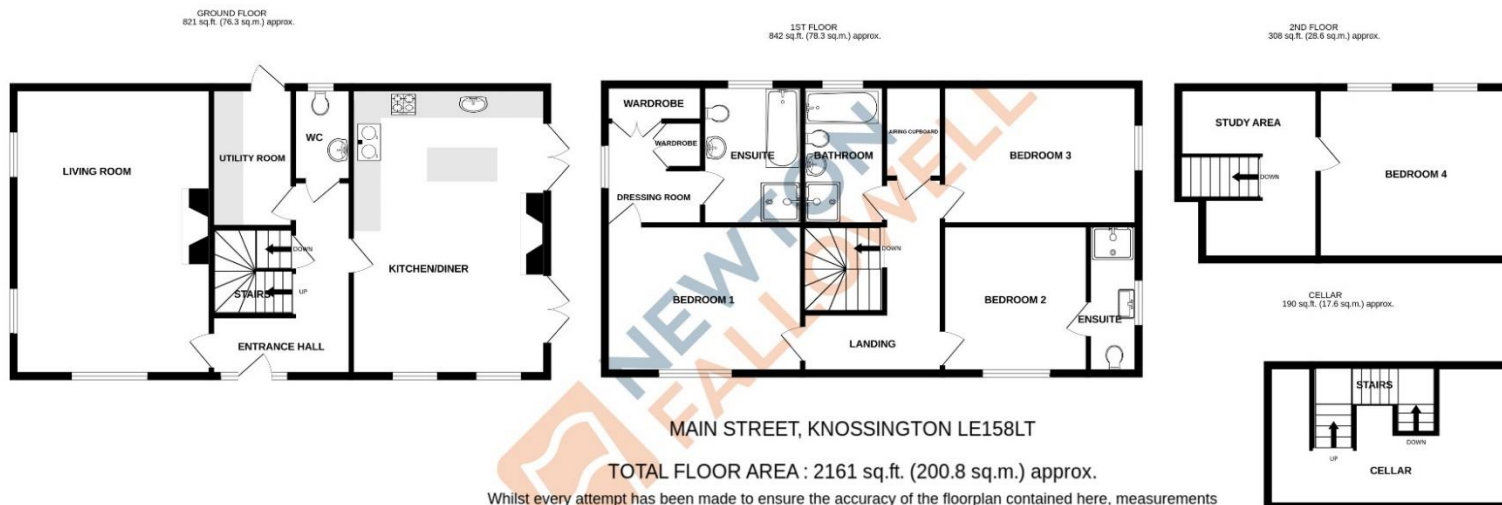
Ensuite 3.21m x 1.1m (10'6" x 3'7")

Bedroom Three 4.76m x 3.16m (15'7" x 10'5")

Bedroom Four 4.76m x 3.16m (15'7" x 10'5")







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	69 C	76 C
55-68	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.