



2 Top Cottage Market Overton Road, Thistleton,  
Oakham, LE15 7RQ

 **NEWTON FALLOWELL**





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## Key Features

- Semi Detached Character Cottage
- Three Bedrooms Enjoying Countryside Views
- Two Reception Rooms
- Kitchen Breakfast Room with Separate Utility Room
- Modern Downstairs Shower Room
- Presented To A High Standard
- Large Plot With Mature Front & Rear Gardens
- Useful Outbuilding / Workshop With Log Burner/ Garden Room Office

**GUIDE PRICE £400,000 -  
£425,000**







Set within the popular village of Thistleton and offering rolling countryside views, is this stunning semi-detached cottage positioned within a secluded plot on the edge of the village. Boasting two spacious reception rooms, a breakfast kitchen with a useful utility room, and three well-proportioned bedrooms with country views, this property appeals to a wide audience and is located within a short drive to Oakham, Melton Mowbray, and the A1.

As you approach the property from the front you enter through the newly constructed conservatory which spans the entire length of the property and has doors leading into the kitchen and the rear garden. The breakfast kitchen offers an abundance of space along with a Belfast sink, a useful utility room, and an original cupboard dating back to circa 1900. The living room is light and airy with a feature fireplace housing a dual fuel burner and offering views to the front aspect. Completing the ground floor is the modern shower room that has been tastefully fitted with underfloor heating, a large walk-in shower, WC, basin, and useful airing cupboard. The stairs lead to the first-floor landing where you find three spacious bedrooms, all benefitting from open field views over open countryside. There is also a separate WC on this floor.



The property sits on a private plot with extensive gardens to the front and rear and offers an excellent opportunity to extend further to the side and rear, if required and subject to the necessary consents. The property benefits from a modern mains-gas combination boiler. The rear garden boasts a fantastic outbuilding with its own working log burner creating the ideal workshop as well as a separate garden room office with electrical supply and internet connection. The far rear of the garden is currently used as a vegetable patch with raised planters, a large storage shed, and small greenhouse. A larger greenhouse can also be found to the front of the plot.





### Room Measurements

Living Room 4.33m x 3.11m (14'2" x 10'2")

Kitchen 3.78m x 3.56m (12'5" x 11'8")

Shower Room 2.36m x 2.11m (7'8" x 6'11")

Pantry 1.89m x 1.28m (6'2" x 4'2")



Porch 1.78m x 1.27m (5'10" x 4'2")

Conservatory 7.75m x 3.91m (25'5" x 12'10")

Bedroom One 4.32m x 2.98m (14'2" x 9'10")

Bedroom Two 2.92m x 2.61m (9'7" x 8'7")

Bedroom Three 2.61m x 2.54m (8'7" x 8'4")



WC 1.40m x 1.27m (4'7" x 4'2")

Outbuilding- Workshop 2.75m x 2.74m (9'0" x 9'0")

Outbuilding- Storage 2.74m x 1.81m (9'0" x 5'11")

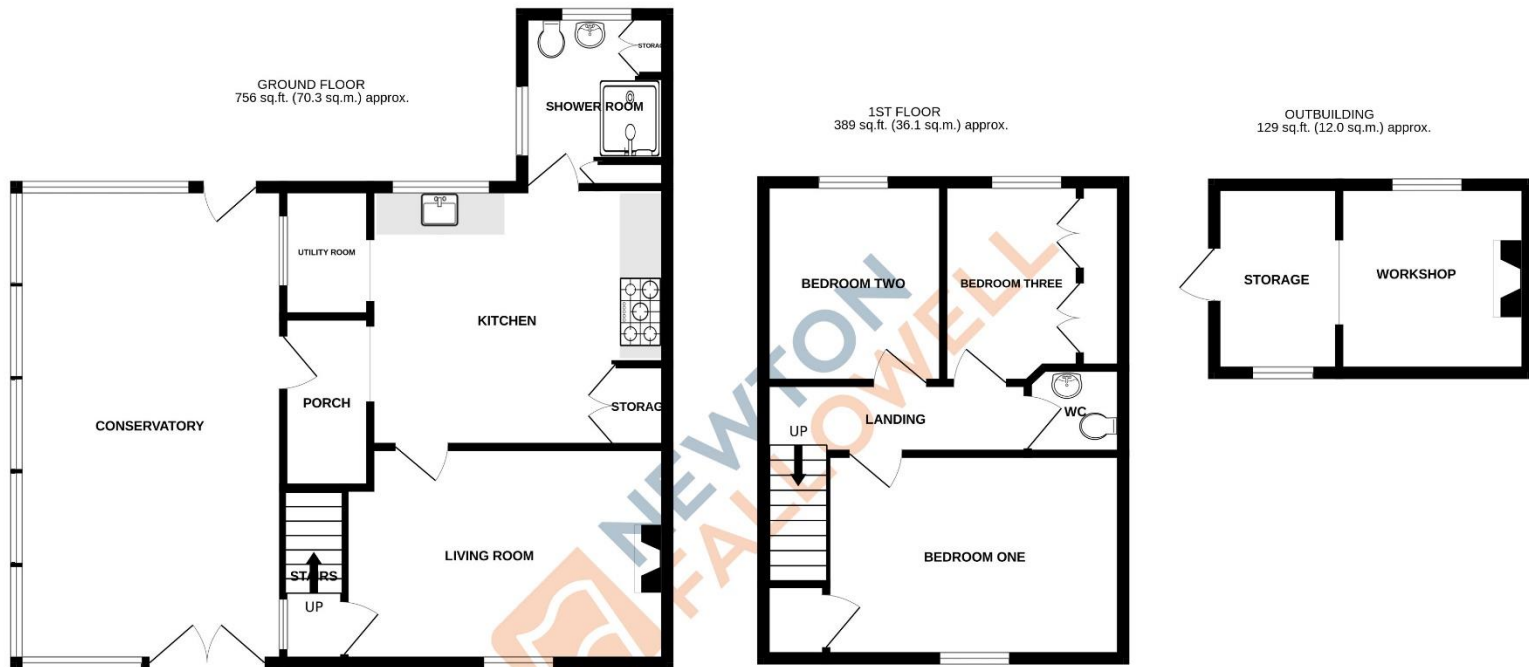
Agents Note: The property is not connected to mains drainage; the property is connected to a septic tank. For further information please contact Newton Fallowell Oakham.











TOP COTTAGE, MARKET OVERTON ROAD, THISTLETON, LE15 7RQ

TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: C

**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.