



Main Road, Whitwell
Offers Over £450,000



A charming residence nestled in the heart of Whitwell. This beautiful cottage is in need of cosmetic updating but still offers a harmonious blend of classic architecture and modern comforts with spacious living areas, abundant natural light, and a well-manicured garden, this home provides a tranquil escape from the bustling world outside. The inviting entrance leads to a dining kitchen and sizable utility / boot room, sitting room which would be great for entertaining and a down stair w/c. Upstairs, the bedrooms offer relaxation and privacy, while the principal bedroom is current doubles up as a gym, the family bathroom completes this floor. The expansive garden, adorned with lush greenery, creates a private oasis for outdoor gatherings or moments of peaceful reflection along with field views, along with a gravel driveway and single detached garage with power and lighting. Conveniently located near Rutland water, the cottage presents a rare opportunity to own a residence that embodies space and comfort.

EPC: TBC

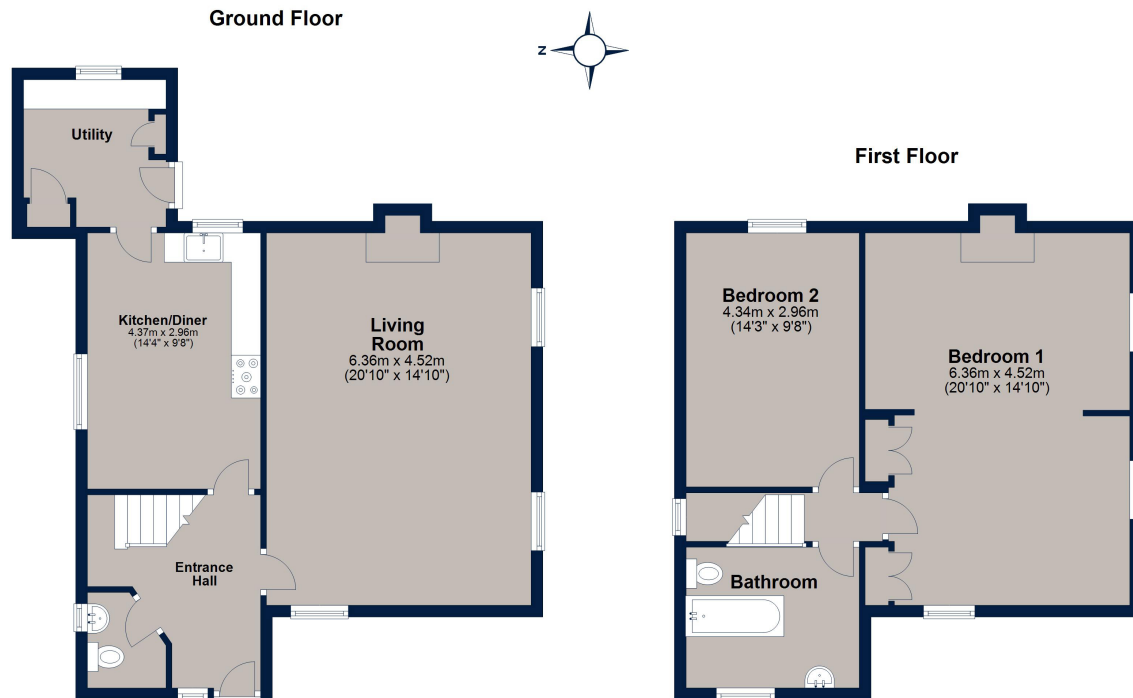
Council Tax: E

Mains: Electric, Gas and Water





Main Road, Whitwell



Total area: approx. 111.0 sq. metres (1194.7 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo Plan produced using PlanUp.



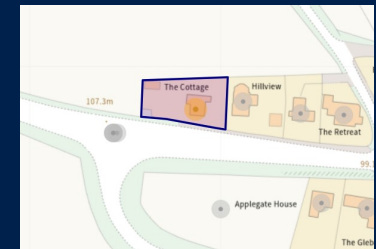
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The village of Whitwell sits on the north bank of Rutland Water in between the popular towns of Oakham and Stamford. The village has a popular pub, The Noel, a church and, just to the south, a sailing, and watersports centre. Oakham, which is just 4 miles away, offers a range of shops and supermarkets. However, the location is really all about Rutland Water which is a world class amenity set over 4,200 acres and provides sailing, windsurfing, walking, cycling, trout fishing and a myriad of other activities as well as 1000 acres of nature reserve. At its heart is the Hambleton Peninsula with the renowned Hambleton Hall Hotel.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements