



Culbrae, Rookery Lane

Situated on the edge of this popular Rutland village with excellent access to the A1, this substantial four-bedroom home benefits overlooking its own generous gardens and paddock land beyond.

FEATURES

- Detached Home Situated
In A Prime Location
- Large Lounge, Breakfast Kitchen,
and Dining Room
- Four Comfortable Bedrooms
- Ground Floor Living Potential
- Integrated Double Garage
- 1/5th of an acre





ACCOMMODATION

The accommodation is spacious and versatile, beginning with a large entrance hall, downstairs cloakroom with shower—perfect for use alongside the dining room should ground floor bedroom accommodation be required. The generous sitting room features a striking fireplace and triple-aspect windows, while the fitted breakfast kitchen is well-appointed and flows through to a useful utility room and further ground floor WC.

Upstairs, there are four bedrooms, including a particularly spacious principal bedroom and a refitted four-piece family bathroom. Bedroom four also lends itself well to use as a study, ideal for those working from home.

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EXTERNAL

The property also benefits from a integrated double garage which may offer potential for conversion to additional living space. Outside, there is an area of parking in front of the garage and an additional section to the side, offering ideal parking for a motorhome or caravan.



Stretton is a charming Rutland village known for its peaceful setting, strong community feel, and excellent transport links via the nearby A1, including rapid mainline trainlines to London from Grantham. Surrounded by beautiful countryside, it offers a rural lifestyle with easy access to nearby towns such as Oakham, Stamford, and Grantham, which are noted for their several excellent schools, including independent and outstanding rated state schools at primary and secondary levels.



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Rookery Lane, Stretton, Oakham, LE15

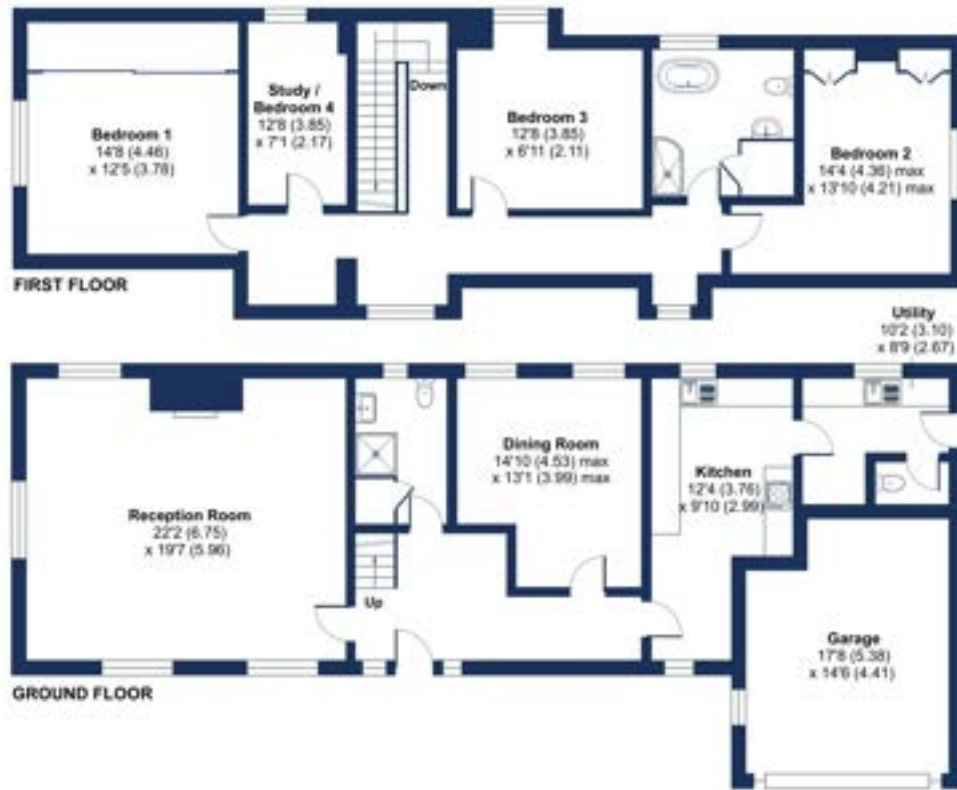


Approximate Area = 2172 sq ft / 201.7 sq m

Garage = 234 sq ft / 21.7 sq m

Total = 2406 sq ft / 223.4 sq m

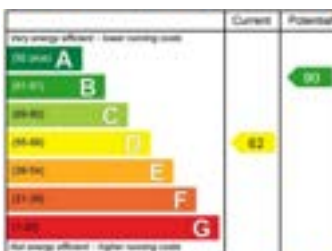
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Moores Estate Agents. REF: 1281011



EPC RATING



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