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Detached cottage set in the sought after village of Whissendine

- Detached Cottage
- Kitchen/Diner
- Two Double Bedrooms
- Enclosed Private Garden
- Sought After Village
- Ideal FTB
- NO CHAIN

Ashwell Road, Whissendine, LE15 7EN

A two bedroom detached cottage set in the sought after village of Whissendine with enclosed private garden, ideal for first time buyers. The property has potential to reconfigure and put your own stamp on it.

Accommodation comprises; living room, kitchen/diner, utility room and downstairs bathroom. To the first floor is two double bedrooms. Outside there is an enclosed rear garden, very low maintenance and private.

Whissendine offers an excellent range of local shopping and schooling facilities and is situated almost equidistant from the market towns of Melton Mowbray and Oakham offering further facilities and amenities. As the property is situated in Rutland, Rutland Water is within easy reach offering a variety of water sports and other leisure pursuits. The A1 to east affords access to both north and south.

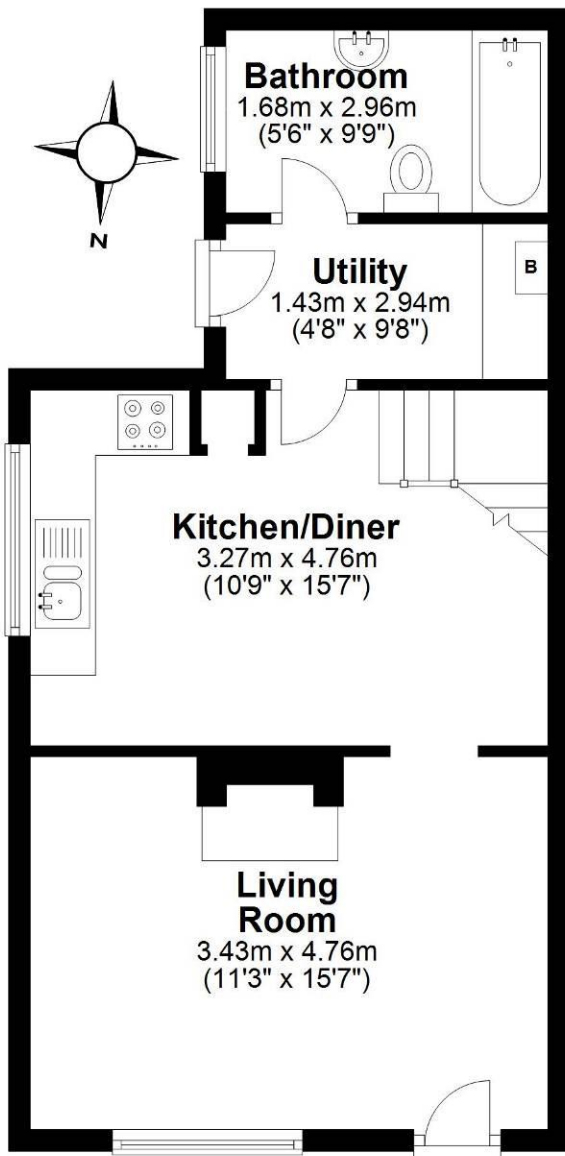




For more information, please contact a member of the team. For enquiries outside of normal office hours: outofhours@moorestateagents.com

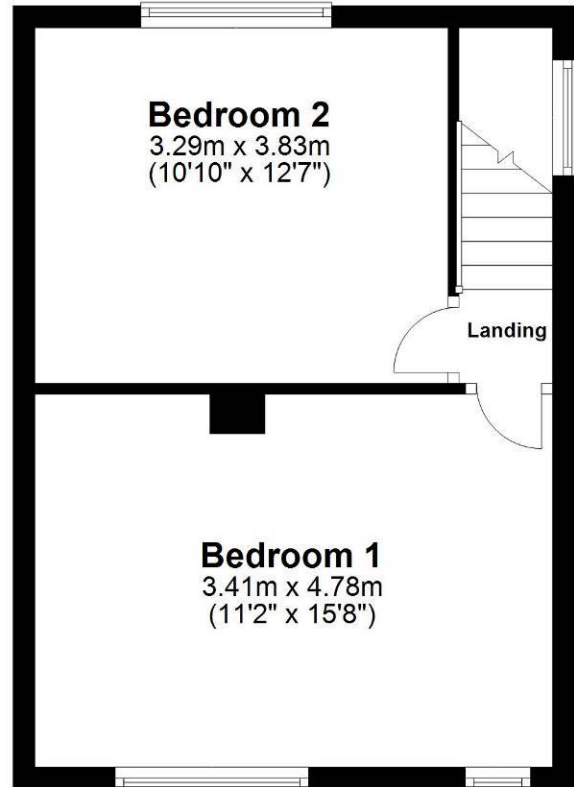
Ground Floor

Approx. 42.1 sq. metres (453.6 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.0 sq. feet)



Total area: approx. 74.7 sq. metres (803.6 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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