

The #1 Agent in the area bringing London & out of area buyers to your door



A spacious four-bedroom detached family home situated within a quiet cul-de-sac of only five properties with stunning panoramic views.

- Detached Family Home
- Stunning, Panoramic Views
- Fitted Kitchen Overlooking The Garden
- Four Double Bedrooms
- Potential To Create Ensuite
- South Facing Garden
- Off Road Parking
- Integrated Garage
- Sought After Village Location
- Superfast Broadband

Spring Close, Market Overton, LE15 7PT

Upon entering the delightful residence of Spring Close, you're welcomed by a spacious entrance hall that leads to a generously sized living dining room with patio doors out to the garden. This light-filled space offers a versatile area for relaxation, family meals, and entertaining guests. The adjacent kitchen/breakfast room features modern appliances, granite worktop, ample cabinetry, and a cosy breakfast nook overlooking the garden. A separate utility/boot room provides a practical space for laundry and outdoor wear. Additionally, the ground floor offers a flexible dining room that can double as a playroom, meeting the ever-changing needs of family life. A convenient WC, and internal access to the garage from the boot room where you will find the newly installed boiler. The first floor consists of four well proportioned bedrooms, bedroom two has fitted wardrobes. The master bedroom is a peaceful sanctuary, with potential to create an en-suite shower room. The remaining bedrooms are well-sized and have ample storage space. The family bathroom, featuring quality fixtures and finishes, serves these rooms.

Spring Close's exterior is as impressive as its interior. The property boasts a large, well-maintained garden that provides a private outdoor haven for relaxation and recreation, with uninterrupted, stunning views of the open countryside. The integral garage and additional driveway parking offer ample space for vehicles and storage, while the home's charming façade reflects the peaceful rural setting of Market Overton, making this property a desirable home set in a sought after location.

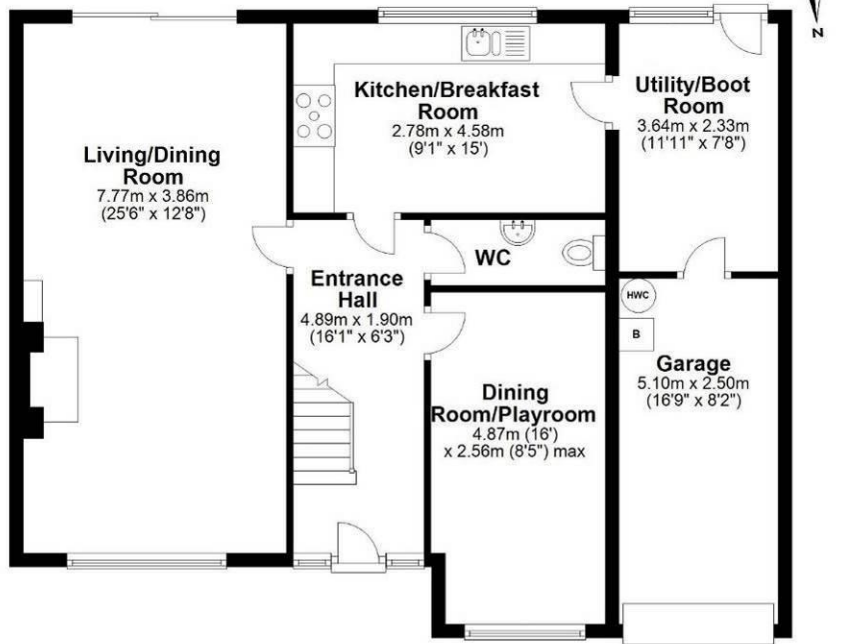
Market Overton is a pretty, popular village only 6 miles from Oakham, with easy access to the A1 north and south and the mainline railway stations at Grantham and Peterborough, plus local trains to Leicester and Stamford from Oakham. Within the village there are a doctor's surgery with dispensary, a community-owned shop, one public house, church, bowls club, very active cricket club, children's play park, and a village hall that holds exercise classes and numerous village events. There are plentiful paths for dog walking, and for horse lovers there are livery yards in two neighbouring villages. For schools there is a free school bus for junior pupils to Langham C of E (the village catchment school) each day, and buses to Rutland's two state co-ed secondary schools - Catmose College in Oakham, and Casterton College near Stamford. In addition there are good private schools (prep and senior) in the area at Oakham, Uppingham and Stamford. There is a paid for bus from the next village (1 mile) to Stamford School's junior and senior schools. There are boys' and girls' grammar schools in Grantham that some village children also attend. Community events happen throughout the year in Market Overton, including a village feast weekend, Burns Supper, and lighting of the village Christmas Tree.



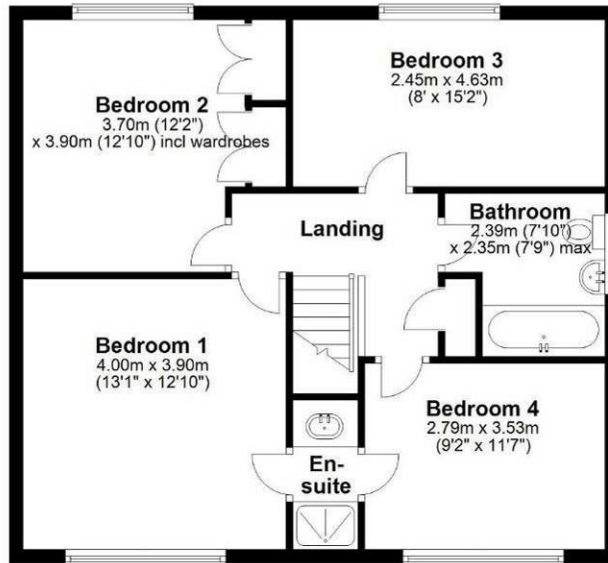


For more information, please contact a member of the team. For enquiries outside of normal office hours: outofhours@moorestateagents.com

Ground Floor
Approx. 91.1 sq. metres (980.4 sq. feet)



First Floor
Approx. 67.2 sq. metres (722.9 sq. feet)



Total area: approx. 158.2 sq. metres (1703.3 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
Vary energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(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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