



**moores**  
ESTATE AGENTS.COM

This spectacular five bedroom home is one of only two originally constructed five bedroom properties on Harborough Close, Whissendine. The property boasts close to 2300 sqft of living accommodation providing a real sense of space throughout the house.



**F E A T U R E S**

- Originally constructed family home
- 2300 Sqft of living accommodation
- Five double bedrooms
- Two large ensuite bathrooms
- Spacious & enclosed rear garden
- Large driveway with double garage
- Popular village location



Kitchen



Dining Room



Hallway



Livingroom



Family Room

## GROUND FLOOR

As you enter the property, you are welcomed into a spacious entrance hall that leads you through to the properties kitchen diner, french doors lead you out to the enclosed garden beyond. Behind the kitchen is the utility room which also offers external access to the side of the property. To the rear of the kitchen is the properties large dining room which opens out onto the kitchen diner.

Finding yourself back in the properties entrance hall, the downstairs W/C can be found to your right while the study is ahead of you allowing natural light to stream in from the garden.

To the right hand front side of the property is a magnificent living room, boasting wealthy proportions and patio doors that take you straight out into the garden. Behind the living room is an equally well sized snug that could easily be knocked through to the living room if the new owner desired a living room that spanned the length of the house.

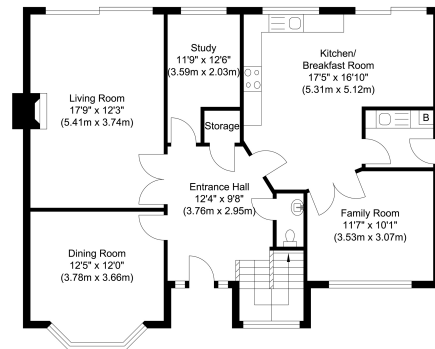


Illustration for identification purposes only, measurements are approximate, not to scale.

Ground Floor  
Approximate Floor Area  
1325.03 sq. ft  
(123.10 sq. m)

To book a viewing call our area experts

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Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

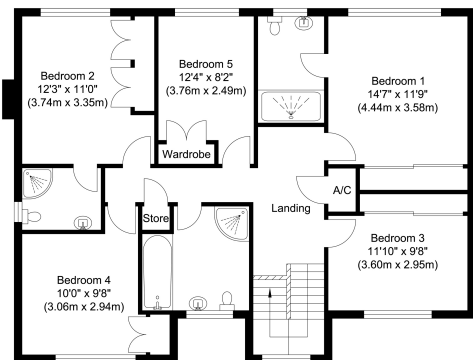
## FIRST FLOOR

To the first floor are five large double bedrooms as well as three bathrooms.

Both the master bedroom and second bedroom are accompanied by large ensuite bathrooms while the further three double bedrooms all including fitted wardrobes are serviced by a family bathroom.



Master Ensuite



First Floor  
Approximate Floor Area  
952.00 sq. ft  
(88.40 sq. m)

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Garden



Garden



Garden

## EXTERNAL

The house stands proudly at the beginning of the development and features not only off road parking for numerous cars but also a spacious, detached double garage.

To the rear of the property is a non overlooked, spacious and enclosed garden.

Whissendine is a popular Rutland village, situated approximately 5 miles from Oakham and 6.5 miles from Melton Mowbray. Within the village there is a popular public house, a church, primary school rated Outstanding by Ofsted and a village shop and Post Office with café next door. In addition, there is a sports complex with playing fields and cricket ground just on the outskirts of the village. Whissendine is a great location for commuters with British Rail terminals at Oakham, Melton Mowbray and Grantham. There are also regular bus services through the village to the local towns and villages.

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## EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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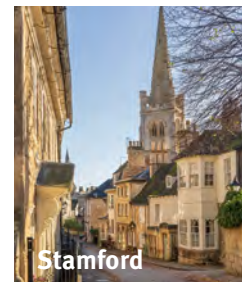
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