



Coniston Road, Edith Weston

Attractive semi-detached house occupying a good-size plot with south-facing rear garden within the highly sought-after Rutland Water village of Edith Weston.



FEATURES

- Semi Detached Family Home
- Highly Sought-After Location
- Spacious Plot
- Versatile Ground Floor Layout
- Modern Additions
- Downstairs Shower Room
- Driveway & Front Garden
- Excellent Transport Links & Education
- NO CHAIN



Attractive semi-detached house occupying a good-size plot with south-facing rear garden within the highly sought-after Rutland Water village of Edith Weston. The current vendor has added a downstairs shower room, with potential for ground floor third bedroom/reception room, replaced patio doors and main front door and externally added a modern Veranda. There is also a wooden garden room and further garden shed which could be converted into home office.

The well-maintained accommodation benefits from gas-fired central system and full double glazing and briefly comprises:

GROUND FLOOR: Entrance Hall, Lounge, separate Dining Room, Kitchen, Utility/third reception room.

FIRST FLOOR: Two double Bedrooms, Bathroom, separate WC.

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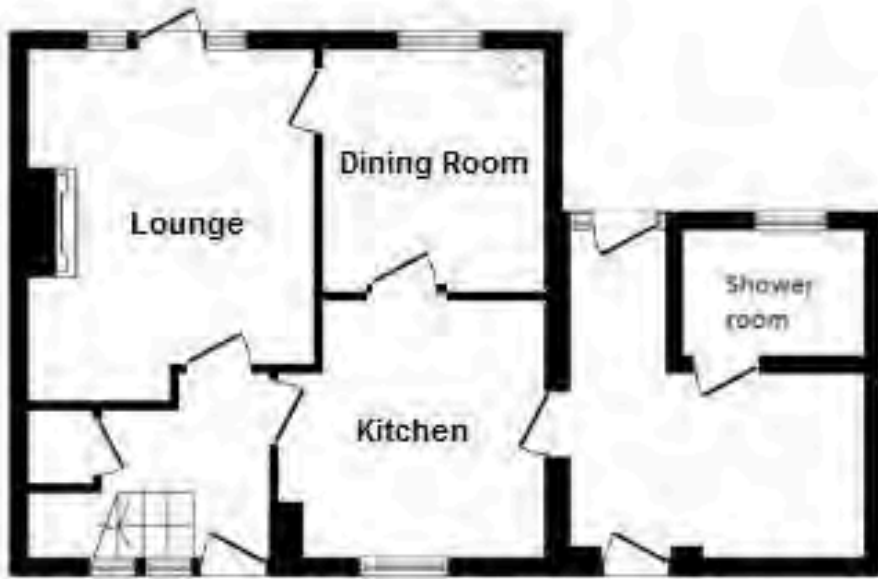


OUTSIDE: To the front, there is a driveway providing off-road parking for two cars and area of lawned garden with inset specimen tree. To the rear of the property is a fully enclosed, south-facing garden with paved patio and lawn.



The village of Edith Weston just 5 miles west of the A1 and almost equidistant (6-7 miles) from the market towns of Uppingham, Stamford and Oakham. Each town is celebrated for its reputable educational institutions both state and public. Edith Weston enriches local life with its shop-cum-post-office, welcoming pub, historic church, and well-regarded primary school. Little more than a stone's throw away is Rutland Sailing Club, widely acknowledged as the best inland sailing facility in the country. The area is a haven for leisure enthusiasts, offering a plethora of activities including walking, cycling, bird watching, sailing, fishing and golf.



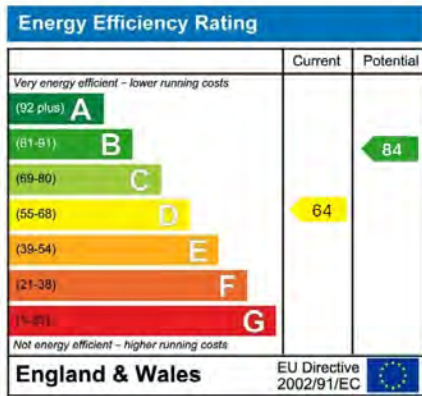


Ground Floor



First Floor

EPC RATING



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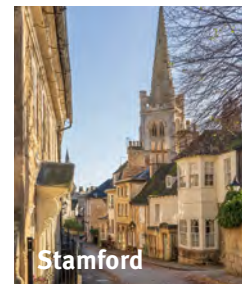
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