



High Street, Morcott

Charming Three Bedroom Cottage with Separate Annexe in Delightful Village Setting.



FEATURES

- Character-filled three-bedroom cottage
- Open-Plan Kitchen Diner
- Three Comfortable Bedrooms
- Separate One Bedroom Annexe
- Off Road Parking
- Village Location
- Excellent Road Links

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



ACCOMMODATION

Nestled in the heart of a picturesque village, this enchanting three-bedroom cottage seamlessly blends period character with modern comforts. Boasting a wealth of original features, this home is a rare find for those seeking a peaceful yet practical lifestyle.

The ground floor offers a welcoming lounge with generous proportions, perfect for family gatherings or quiet evenings by the fire. Adjacent is a further room, ideal for a study, leading to a well-appointed open plan kitchen diner, offering plenty of workspace and storage for keen cooks, and bi fold doors out to the garden

To book a viewing call our area experts

www.mooresestateagents.com

Moores Property Hub 01572 757979 | Moores Move to the Country 020 301 11361
Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555
Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888
A1 Meet & Greet Stoke Rochford | office@mooresestateagents.com



EXTERNAL

The property benefits from off-road parking, ensuring convenience for homeowners and visitors alike. The outdoor space provides ample opportunity to relax or entertain with a garden mainly laid to lawn, large patio area and outside kitchen. There is also a separate cabin, ideal for home gym or office.



Adding incredible versatility to the property is a detached one-bedroom annexe, ideal for multigenerational living, a private guest suite, or even as an income-generating holiday let.

The village of Morcott is well-located close to the A47, giving quick access to Peterborough with mainline trains to London in approximately one hour. The popular market towns of Oakham, Stamford and Uppingham are all within easy reach each offering excellent amenities including some of the most highly regarded schooling the area has to offer.



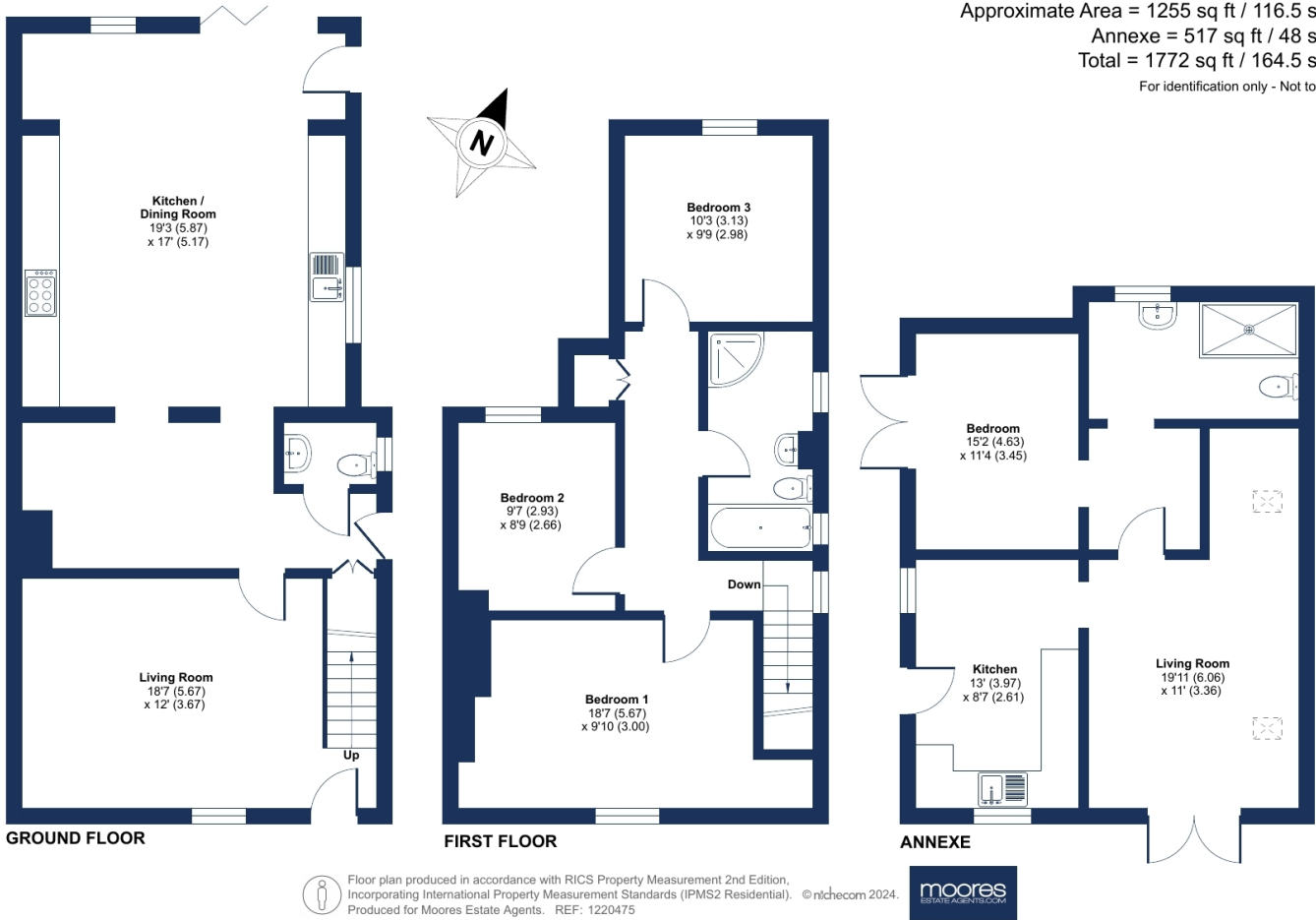
To book a viewing call our area experts

www.mooresestateagents.com

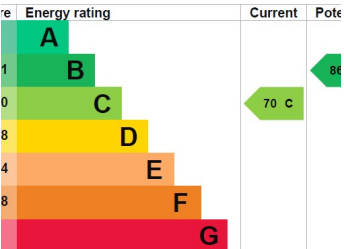
Moore's Property Hub 01572 757979 | Moore's Move to the Country 020 301 11361
 Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555
 Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888
 A1 Meet & Greet Stoke Rochford | office@mooresestateagents.com

High Street, Morcott, Oakham, LE15

Approximate Area = 1255 sq ft / 116.5 sq m
Annexe = 517 sq ft / 48 sq m
Total = 1772 sq ft / 164.5 sq m
For identification only - Not to scale



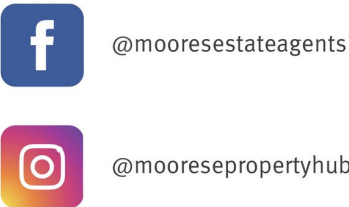
EPC RATING



To book a viewing call our area experts:

Moores Property Hub 01572 757979
Moores Move to the Country 020 301 11361
Melton 01664 491610
Uppingham 01572 821935
Stamford 01780 484555
Grantham Meet & Greet 01476 855618
Peterborough Meet & Greet 01733 788888
A1 Meet & Greet Stoke Rochford

Follow us for Property Updates



For short, informative videos on our areas, please click here: <https://mooresestateagents.com/minute-guides/>

Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.