



## Hall Close, Whissendine

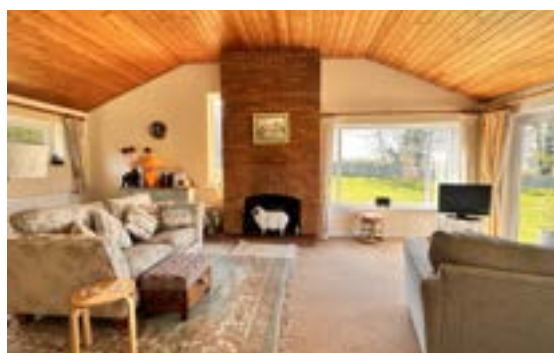
Set within a generous plot featuring a large wrap-around garden, this impressive detached home offers flexible living accommodation across two well-designed floors.



### FEATURES

- Individual Detached Home
- Flexible Living Accommodation
- Four Comfortable Bedrooms
- Snug/Bedroom Five
- Large Gravelled Driveway & Garage
- Situated On Approx 1/3 Of An Acre
- Popular Village Location





## ACCOMMODATION

Boasting four generous bedrooms, this home is perfect for families or those seeking adaptable space for home working, guests, or hobbies.

The ground floor features an initial front porch, ideal for storing coats and shoes, you are then welcomed into the inviting entrance hall leading to a spacious living room and an adjoining dining room, ideal for entertaining. A well-appointed kitchen/breakfast room offers ample storage and worktop space, off the kitchen is the convenient utility room providing more storage space and room for washing machine etc, beyond the utility you will find the boiler room with Worcester Bosch condensing boiler unit (installed in December 2018 with Nest Heating Controls) and access to the garage. While the additional study/bedroom 5 provides versatility to suit your lifestyle. The main bedroom benefits from a private en-suite, as well as the second bedroom with ensuite. Upstairs, two further double bedrooms are served by a family bathroom, offering ample space for family or guests.

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## EXTERNAL

Outside, the generous wrap-around garden provides plenty of outdoor space for relaxation, play, or gardening, making this property a rare find with so much to offer both inside and out. Sitting on approximately a third of an acre the plot offers a mature garden mainly laid to lawn, areas of slate shingles, gravel driveway providing plenty of off road parking, hard standing for shed, secure fenced and conifer boundaries.



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.



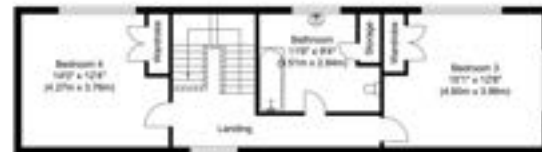
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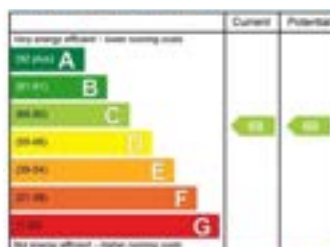
Ground Floor  
Approximate Floor Area  
2217.15 sq. ft  
(205.98 sq. m)



First Floor  
Approximate Floor Area  
626.56 sq. ft  
(58.21 sq. m)

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

## EPC RATING



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