



## Main Street, Whitwell

A charming and characterful home in the heart of Whitwell, Oakham, offering versatile living across two floors with traditional features throughout.

### FEATURES

- Detached Home Situated  
In A Prime Location
- Three Comfortable Bedrooms
- Enclosed Rear Garden
- Off Road Parking & carport







## ACCOMMODATION

A thatched character cottage with Rutland Water views, midway between the pretty market towns of Stamford and Oakham.

Entering through the hallway there is a large well-lit sitting room to the left. To the right, there is a spacious dining room with an Inglenook fireplace and Esse log burner. Next to the dining room is a fully fitted kitchen complete with granite worktops. At the rear of the property, there is a further bathroom and a garden room with bifold doors opening onto a large mature garden which also has a carport for 2 cars and driveway space for several additional cars.

Upstairs there are 3 double bedrooms, one with en-suite bathroom. The third is currently used as a home office. There is also a family bathroom.

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## EXTERNAL

Externally, the home enjoys a carport and mature garden space, perfect for outdoor entertaining or enjoying the peaceful village surroundings.

Whitwell is a peaceful village nestled on the edge of Rutland Water, offering a rural lifestyle with easy access to the market town of Oakham. Surrounded by rolling countryside while still being well-connected to local amenities, schools, and transport links



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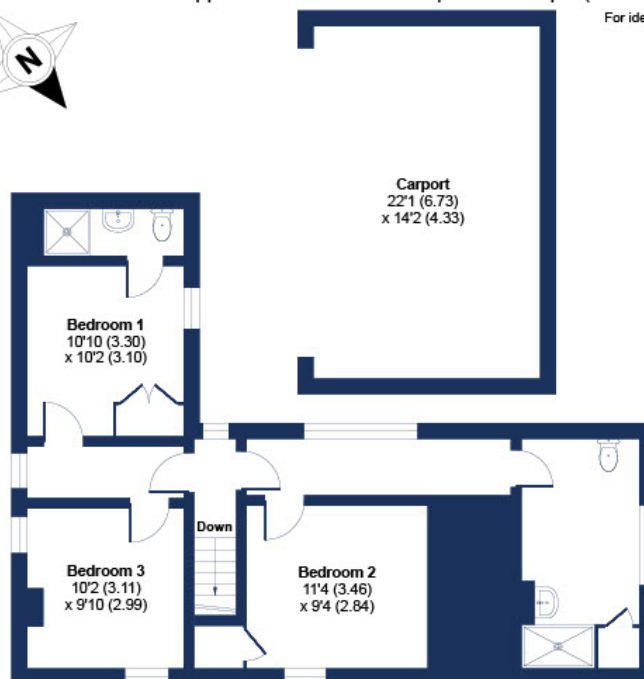
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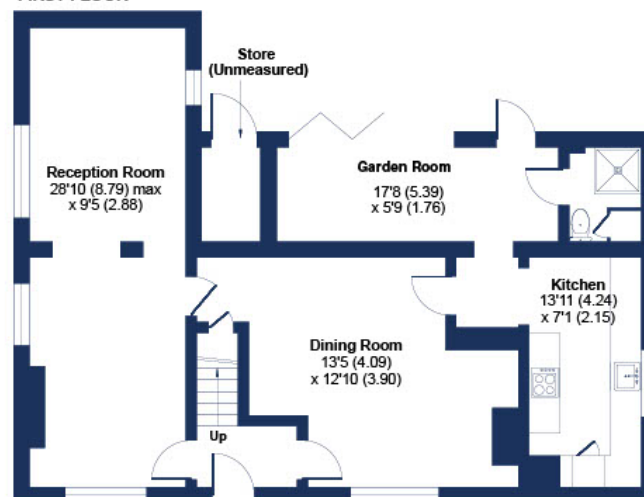
## Main Road, Whitwell, Oakham, LE15

Approximate Area = 1482 sq ft / 137.6 sq m (excludes carport & store)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Moores Estate Agents. REF: 1279668



### EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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