



Main Street

Bisbrooke, Oakham, LE15 9EP

Price Guide £299,500

Richardson

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An attractive double fronted iron stone built cottage under a Collyweston roof situated in this attractive small village just 1 mile from the market town of Uppingham with its wide range of facilities. The cottage, originally formed part of the Village Hall and offers well proportioned accommodation, is well maintained and updated while retaining character and has recently had the gardens landscaped. There is a shared reception porch with No.4 with a private door to the cottage, however the vendors currently use the rear door into the refitted kitchen with built in oven, hob and extractor. A small lobby area gives access to the cloakroom and the dining room with open timber flooring. An opening leads through to the sitting room with its built in book case and shelving. To the first floor the master bedroom has open timber flooring, roof beams to high ceiling and built in wardrobes. The good size second bedroom has exposed A frame roof beams and there is also a 3 piece bathroom. Slightly elevated from the village street and set behind a new stone wall the landscaped gardens are to 3 sides of the property with large paved area to the front with pathway to the side and a further paved area to the back. Stone steps to the side to a terraced garden with retaining walls and lawns with shrubs and hedging.

Kitchen

11'3" x 11'0" (3.45m x 3.37m)

Lobby area

Cloakroom

Dining room

11'3" x 10'9" (3.45m x 3.3m)

Sitting room

15'3" x 15'3" (4.65m x 4.65m)



First floor landing

Bedroom

15'3" max x 10'5" (4.65m max x 3.19m)

Bedroom

15'3" max x 9'6" max (4.65m max x 2.9m max)

Bathroom

External details

Elevated from the village road behind a recently constructed stone wall which was part of the landscape plan which has recently been carried out with extensive paved areas and terracing with stone steps and well stocked beds.

Council Tax

Rutland District Council Tax Band C

Services

All main services connected - gas central heating

Communication

According to Ofcom:

Ultrafast Broadband is available

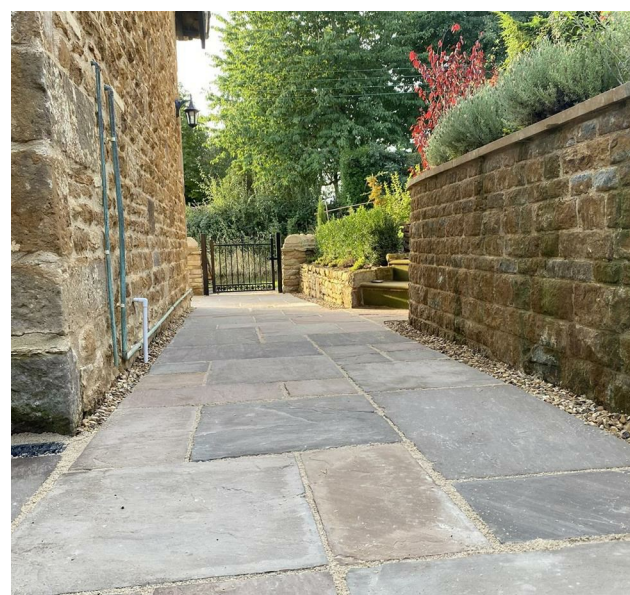
Mobile coverage is limited indoors with EE & O2

Agents notes

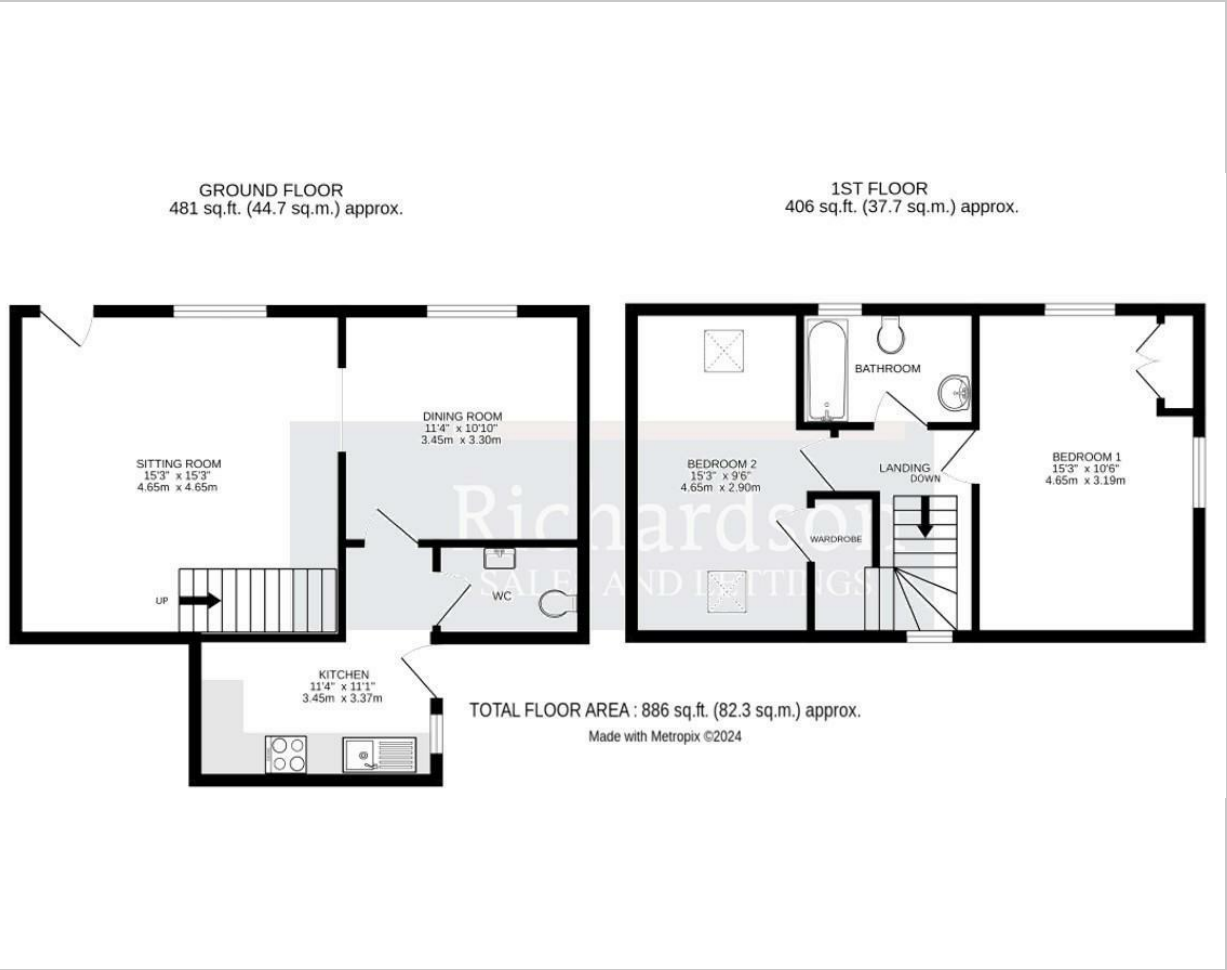
The adjoining property No 4 Main Street has right of pedestrian access over the garden area of No.6.

Viewing

Telephone appointment with Richardson or post@richardsonsurveyors.co.uk



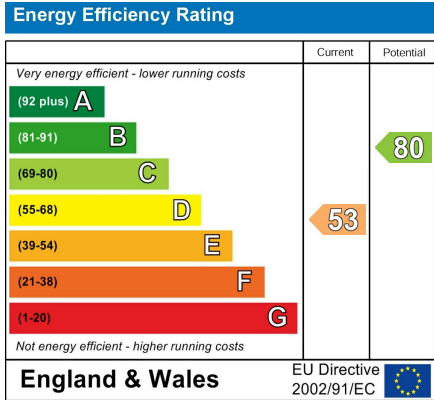
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.