

9a Colley Rise
Lyddington
Rutland
LE15 9LL

Hurfords

Offers Over £425,000



- Well Presented 3 Bedroom Detached Home
- South West Facing Rear Garden
- Single Garage
- Popular Village of Lyddington
- Quiet Cul de Sac Location
- Views to Open Fields
- Potential to Extend SSTD
- Tenure: Freehold

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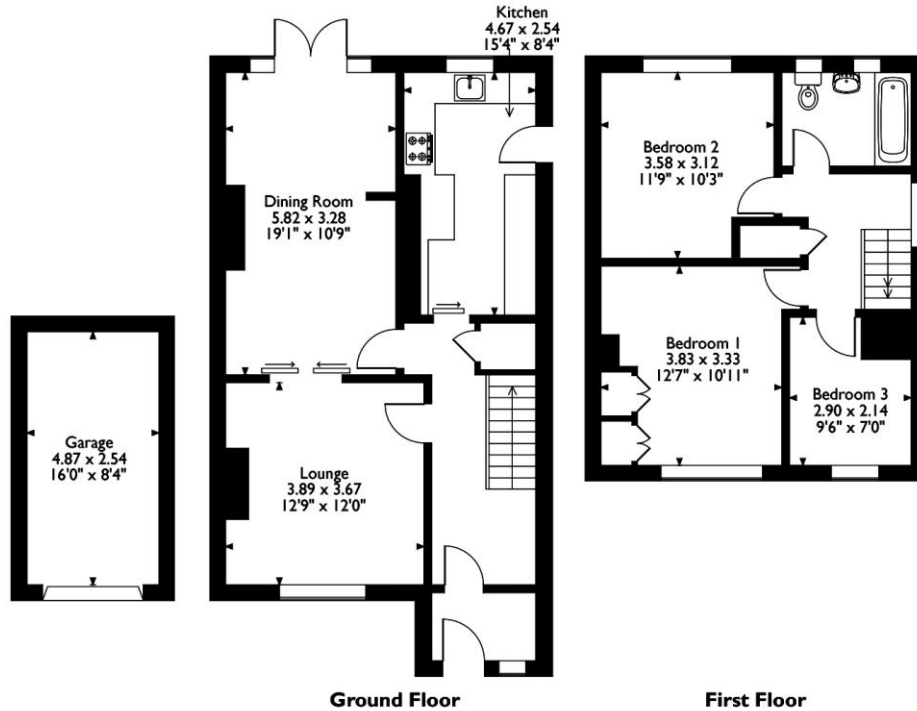
This well presented family home is situated in the popular village of Lyddington close to Uppingham. Offering 3 bedrooms and a generous living space as well as a great sized garden with views on to the fields behind.

Entering through the front porch which is a great addition there is plenty of space for coats and shoes. Continuing through the main entrance hall there are stairs to the first floor and to the left a good sized lounge area. This space has a bright and airy feel thanks to a large window to the front and houses a log burner in the fire place, a perfect feature for a cosy night and a great additional heat source. Moving through there are double sliding doors to close off the dining area should it be required but when open adds huge space to the ground floor footprint. The dining area is a large room which currently has additional seating but could house a large dining room table and chairs or could be divided to add a playroom for young families. The room boasts double French doors out to the rear garden. The dining room houses the second of the log burners, rare for a house but a welcome addition. To the right hand side of the home is a good size galley kitchen comprising of a range of base and wall units with space for a dishwasher, washing machine and undercounter fridge as well as a free standing electric oven with hob and extraction. The kitchen makes the most of the views over the rear garden and benefits from a door to access the side of the property. Off the hall is also the cloakroom with WC and wash basin.

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9A Colley Rise, Lyddington, Oakham, Rutland
 Approximate Gross Internal Area
 Main House = 107 Sq M/1151 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 119 Sq M/1280 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Moving upstairs through the generous landing space there are 3 bedrooms, the master is to the front and is the largest room with added storage with 2 built in wardrobes to maximise on space. Bed 2 is to the rear of the property but could also act as the master as it is a great size and benefits from the views to the rear and built-in wardrobes. Bed 3 although the smallest is still a great size room for children or could also act as a home office for those wanting to work from home. All 3 bedrooms share the family bathroom which has 2 windows to maximise the light and offers a bath, pedestal basin and W/C.

Externally to the front is a good sized driveway with plenty of parking and a lawn area to break the space up. To the side of the property there is a large car port to shelter vehicles and gravel up to the single garage, which is ideal for additional storage of bikes and other equipment. The garden is a fabulous space with a large lawn area with mature fruit trees down to the bottom of the garden which backs on to fields. Outside the rear of the property is a large paved area, a great spot for alfresco dining and drinking and a stunning quiet place to sit on a summers evening. Viewing of this house is essential and will make a perfect home for families.



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