



Hurfords

2 Colley Rise, Lyddington, Rutland Freehold £725,000

Key Features



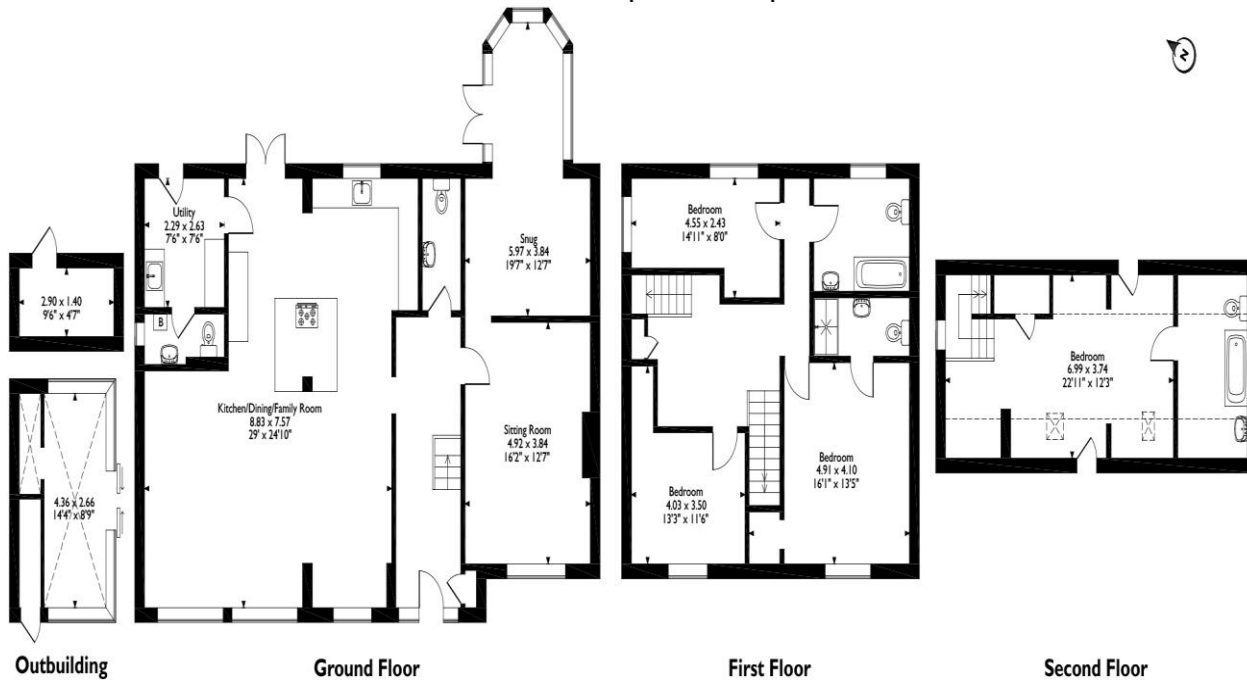
- Well Presented 4 Bedroom Detached Home
- Extended Open Plan Kitchen, Dining & Living Space
- Two Ensuite Bedrooms
- Large Enclosed Rear Garden
- Generous Driveway

This exceptional, extended four-bedroom residence is located in the highly desirable Colley Rise area of Lyddington, offering an impressive and spacious living environment. Upon entering the ground floor, you are greeted by a generous entrance hall, to the left, the property unveils a truly remarkable kitchen, breakfast, and sitting room-an expansive space created by extending into the former double garage. This area has been transformed into an exquisite family and entertaining hub, featuring a central island, premium appliances, and a contemporary shaker-style kitchen with a range of bespoke base and floor-to-ceiling units.

Adjacent to the kitchen is a well-appointed utility room, designed for practicality and functionality, providing ample space for white goods and additional household storage. On the right side of the property, a substantial and elegant living room awaits,



2 Colley Rise, Lyddington, Oakham
 Approximate Gross Internal Area
 Main House = 211 Sq M/2271 Sq Ft
 Outbuildings = 16 Sq M/172 Sq Ft
 Total = 227 Sq M/2443 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.

flowing seamlessly into a formal dining room and a conservatory that overlooks the enclosed landscaped rear garden. A downstairs WC is conveniently positioned for guests and family use, ideal for entertaining.

Ascending to the first floor, you'll find three generously proportioned bedrooms, each offering comfort and versatility. Bedroom two boasts its own en-suite shower room, while the remaining two bedrooms share an updated family bathroom complete with a freestanding bath, vanity unit, and WC. The second floor reveals a stunning master suite-a true retreat, featuring ample fitted storage, built-in wardrobes, and a private en-suite bathroom. This expansive space benefits from three Velux windows, flooding the room with natural light from two aspects of the property.

Externally, the home is equally impressive. The front features a sweeping driveway, providing substantial off-road parking, framed by a mature and beautifully landscaped garden. To the rear, a large, fully enclosed garden offers a serene escape, with mature planting and an expansive lawn, perfect for families seeking privacy and outdoor enjoyment.


In summary, this exceptional family home now offers over 2,300 square feet of premium accommodation, ideally suited to discerning buyers. Situated in an exclusive cul-de-sac within the prestigious village of Lyddington, it combines tranquillity with convenience, being just a short distance from Uppingham.

To view this property call Hurfords on: 01572 821777

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