



The Nook, Whissendine, Oakham Freehold OIEO: £375,000

Key Features



- Beautifully Presented Three Bedroom End-Terrace Character Home
- Stylishly Updated Throughout Whilst Retaining Period Charm
- Contemporary Kitchen & Newly Fitted Family Bathroom
- Ground Floor Shower Room & WC
- Private Off-Road Parking & Landscaped Front Garden

On approach, the property immediately impresses with its enhanced kerb appeal. A private off-road parking area provides convenience, whilst the front garden has been thoughtfully landscaped with attractive raised flower beds and a newly constructed pathway and steps leading to the front entrance. Complemented by a new front door and replacement windows, the exterior sets the tone for the quality found throughout.

Stepping inside, you are welcomed into the dining room, a wonderfully characterful space centred around an open fireplace, creating a warm and inviting atmosphere. This versatile room is perfectly suited as a formal dining room but could equally serve as an additional reception room, playroom or snug depending on your lifestyle.



To the front of the property lies the elegant sitting room, where natural light pours in through the front-facing windows. A charming multi-fuel stove provides a cosy focal point, while French doors open directly onto the rear garden.

Returning through the dining room, you are led into the beautifully presented kitchen. Finished in a contemporary style with modern fittings, it offers an excellent space for both everyday living and entertaining. A door provides direct access to the rear garden, where a delightful, sun-filled seating area offers the perfect setting for morning coffee, summer barbecues or al fresco dining. Completing the ground floor is a practical shower room with WC with integral hand wash basin, adding further convenience for modern family life.

The first floor hosts three well-proportioned bedrooms and a newly fitted family bathroom finished to a high standard. Bedrooms One and Two both benefit from built-in storage, maximising space while maintaining the property's clean and elegant aesthetic.

Outside, the rear garden provides a private and peaceful retreat, ideal for relaxing or entertaining. To the side of the property, open views across the neighbouring paddock and surrounding countryside create a wonderful sense of space, with scenic walks quite literally on your doorstep.



The Nook, Whissendine, LE157EZ
Approximate Gross Internal Area
Total = 1028 SQ FT / 96 SQ M

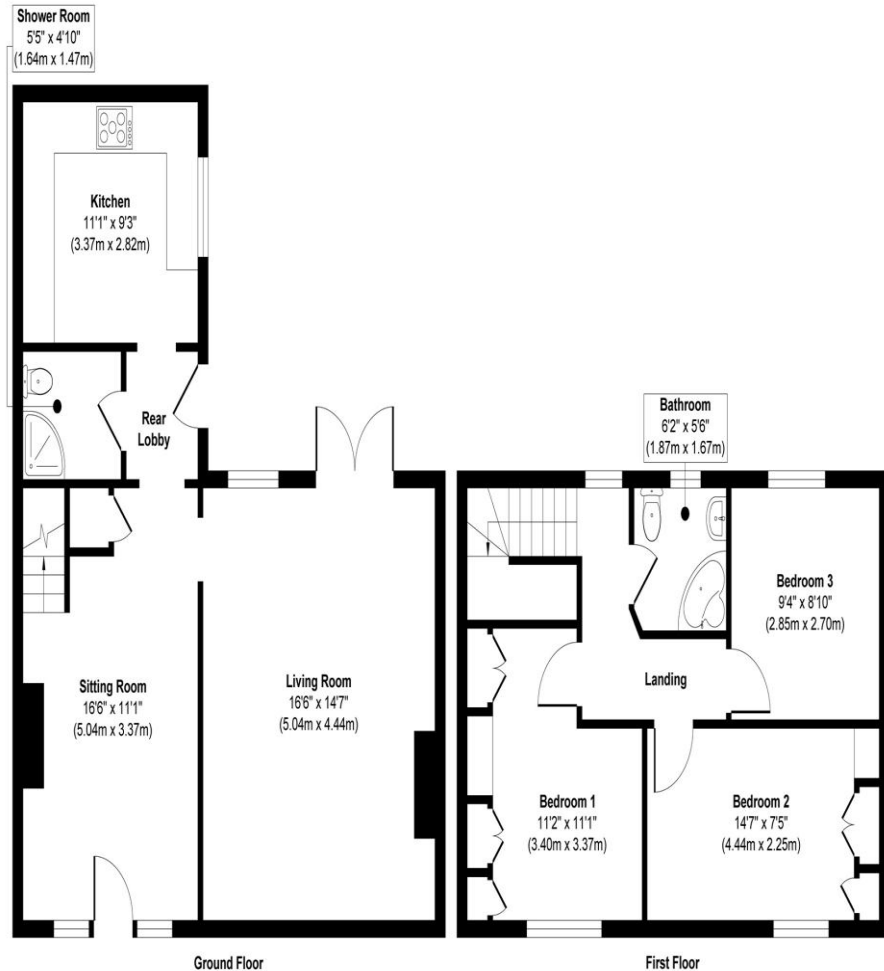


Illustration for identification purposes only, measurements are approximate, not to scale.

Whissendine remains one of Rutland's most desirable villages, renowned for its strong sense of community and excellent local amenities. Residents enjoy a thriving village pub, village shop, post office and a highly regarded primary school, all contributing to an enviable village lifestyle.

The market towns of Oakham and Melton Mowbray are both within easy reach. Oakham, the county town of Rutland, offers an excellent selection of independent boutiques, cafés, restaurants, supermarkets and leisure facilities, together with the renowned Oakham School. The area also benefits from excellent transport links, including a railway station offering direct services to Leicester, Peterborough and onward connections to London. In addition, a reliable bus service operates between Corby and Melton Mowbray, passing through a number of local villages and providing convenient access to the surrounding towns and amenities.

Rutland itself is celebrated for its picturesque countryside, charming villages and exceptional quality of life. Nearby Rutland Water, one of Europe's largest man-made lakes, offers an outstanding range of leisure activities including sailing, paddleboarding, cycling, fishing and nature walks, together with an internationally recognised nature reserve, making it a haven for outdoor enthusiasts.

Combining timeless character, stylish modern living and an idyllic village setting, 21 The Nook presents a wonderful opportunity to acquire a truly turnkey home in one of Rutland's most desirable locations.

Selling your property?

Contact us to arrange a FREE home valuation.

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