



14 Mill Grove, Whissendine, Oakham, LE15 7EY

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Spacious Family Home In Popular Village Location
- High-Quality, Modern Finish Throughout
- Four Double Bedrooms With Built-In Storage Solutions
- Two Large Versatile Ground Floor Reception Rooms
- Kitchen With Utility Room & Downstairs WC
- Main Bedroom With En-Suite Shower Room
- Large Rear Garden Backing Onto Open Fields
- Off-Street Parking With Rural Village Setting
- EPC Rating C
- Freehold

£475,000





Situated within the ever-popular Whissendine, this impressive family home offers generous, well-balanced accommodation finished to a high standard throughout, perfectly suited to modern family living whilst benefiting from a rural village setting.

The property is entered via a welcoming entrance hall, providing access to the principal ground floor accommodation. Two substantial reception rooms sit at the heart of the home, offering excellent flexibility for contemporary lifestyles. A spacious and extended living room provides a comfortable retreat with views of the garden and beyond, while a separate family room offers an ideal space for entertaining.

The kitchen is well-appointed and complemented by a separate utility room with useful side access to the property, alongside a conveniently positioned ground floor WC, ensuring excellent day-to-day practicality.

To the first floor, the property offers four generous double bedrooms, three of which benefit from excellent built-in storage solutions, providing both comfort and functionality for family life. The master bedroom is further enhanced by an en-suite shower room, while the remaining bedrooms are served by a superbly-finished, modern family bathroom.



Externally, the home continues to impress. The rear garden is of a particularly good size. Currently laid mainly to lawn, and enjoying open views across adjoining agricultural fields, the garden creates a peaceful, rural backdrop to the home, rarely found in such a convenient village location. Off-street parking to the front further enhances the practicality of the property, making it ideally suited for growing families.

A superb opportunity to acquire a spacious, high-quality family home in a sought-after village environment, combining flexible living accommodation, modern finishes, and an enviable countryside outlook.



Room Dimensions

Entrance Hallway 6.2m x 1.93m (20'4" x 6'4")

Family Room 4.02m x 3.97m (13'2" x 13'0")

Living Room 3.96m x 3.65m (13'0" x 12'0")

Kitchen 4.53m x 2.97m (14'11" x 9'8")

Utility Room 2.76m x 2.3m (9'1" x 7'6")

WC 1.76m x 1.27m (5'10" x 4'2")

Storage 2.6m x 1.7m (8'6" x 5'7")

Bedroom One 4.3m x 4.04m (14'1" x 13'4")

Ensuite 2.41m x 0.85m (7'11" x 2'10")

Bedroom Two 4.02m x 2.81m (13'2" x 9'2")

Bedroom Three 4.51m x 2.63m (14'10" x 8'7")

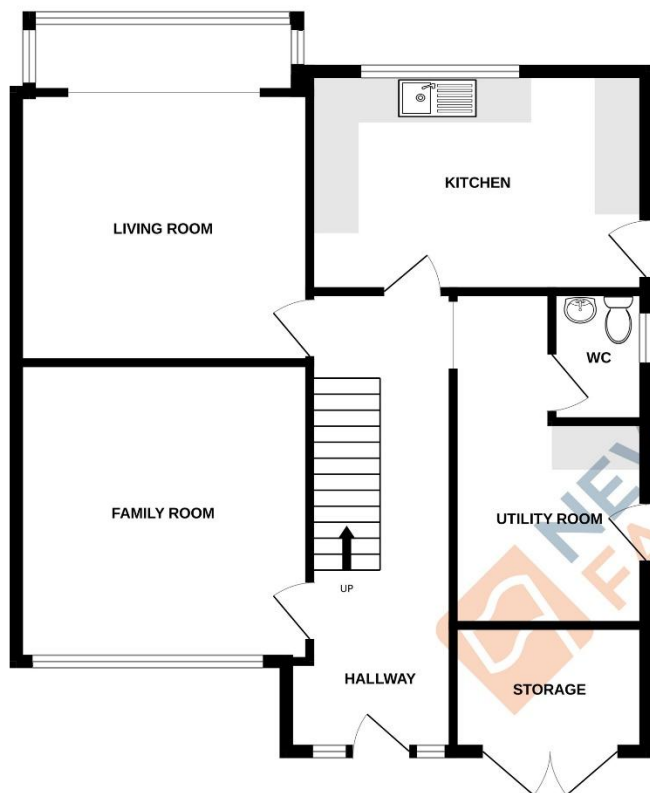
Bedroom Four 3.58m x 2.76m (11'8" x 9'1")

Bathroom 2.6m x 2.32m (8'6" x 7'7")

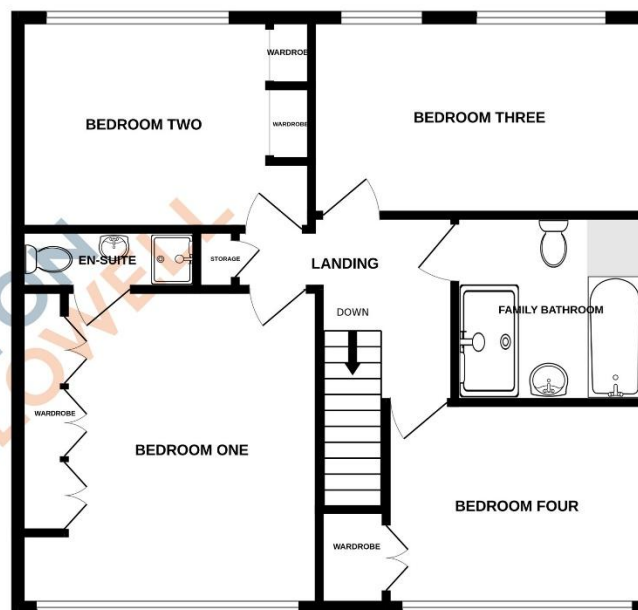




GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



MILL GROVE, WHISSENDINE, LE15 7EY

TOTAL FLOOR AREA : 1542 sq.ft. (143.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.