

Manor Cottage, Manor Road

Stretton, Oakham, LE15 7QZ

Offers Over £550,000

Richardson

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Situated in the conservation area of this popular Rutland village with a date stone of 1819, Manor Cottage is a superb example of an extended detached period home, which has been well maintained and updated and blends period features with modern day living. Extended to the side and rear to provide both additional living and bedroom accommodation, the stone cottage is under a tiled roof, has oil central heating and replacement double glazing with bi folding doors, leading from the split level sitting room out to the good size rear garden. The property is entered to the side with a replacement door, opening to a large versatile reception hall, with new flooring. This could be a dining hall or double up as a study area if required. Steps down to the refitted kitchen breakfast room which is finished in gloss units with a range of built in appliances. An inner hall give access to the cloakroom and the separate dining room. A large L shaped split level sitting room is to the other end of the cottage, with bi fold doors to the outside and stairs leading to the first floor. To the first floor, there are 4 bedrooms and a sizable 5 piece luxury bathroom with walk in shower, heated mirrors, underfloor heating and speakers. A wide driveway providing off road parking for several vehicles leads to a detached oversized garage with power roller door. Good sized rear garden with well stocked beds and borders with a useful stone built store.

Reception hall
24'4" x 7'10" (7.44m x 2.39m)

Kitchen breakfast room
12'0" x 11'9" (3.67m x 3.6m)

Inner hall

Cloakroom/wc







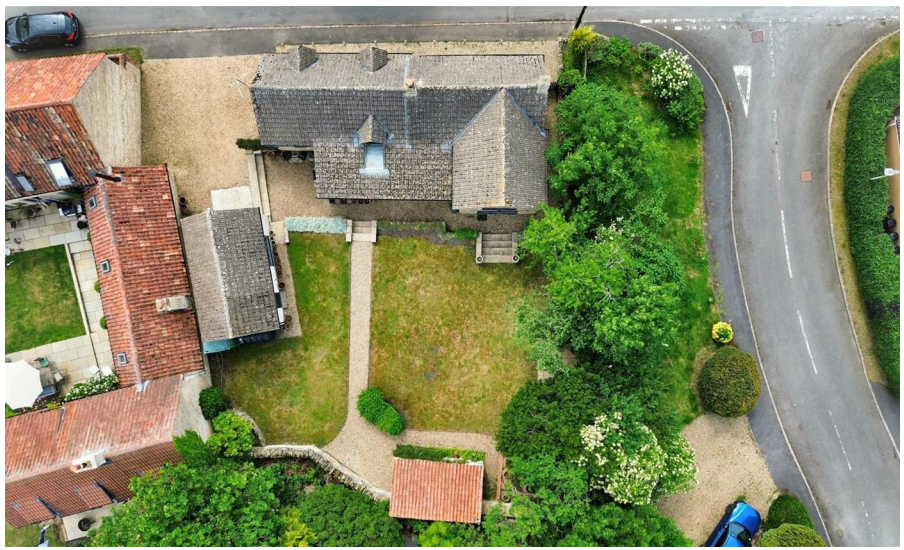











Dining room
12'2" x 8'9" (3.71m x 2.69m)

L shaped sitting room
24'3" max x 20'11" m max (7.4m max x 6.4 m max)

First floor landing

Bedroom
14'5" x 9'2" (4.4m x 2.8m)

Bedroom
12'6" x 11'1" (3.82m x 3.38m)

Bedroom
10'4" x 8'9" (3.16m x 2.69m)

Bedroom
8'9" x 7'9" (2.69m x 2.38m)
Currently used as a study

Bathroom 3.6m x 2.9m

External details
Off road gravel parking for several vehicles and an over sized garage 6.11m x 3.46m with power door. Further open graveled area to the front. The rear garden is of very good size with a good degree of privacy, principally laid to lawn with well stocked beds and borders with useful stone built store.

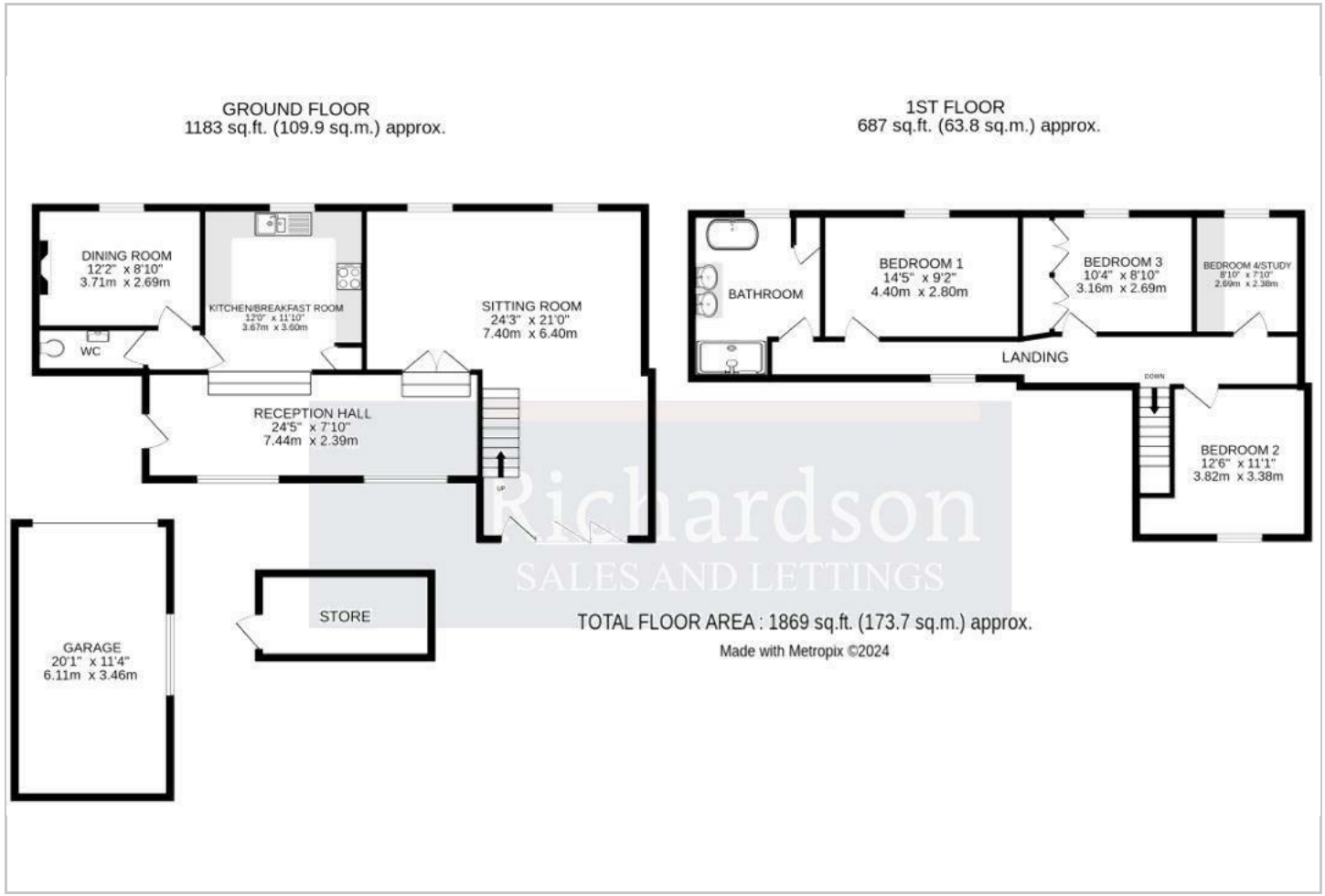
Services
Mains water, sewerage and electricity. Heating is oil central heating

Council tax
Rutland district council Band D

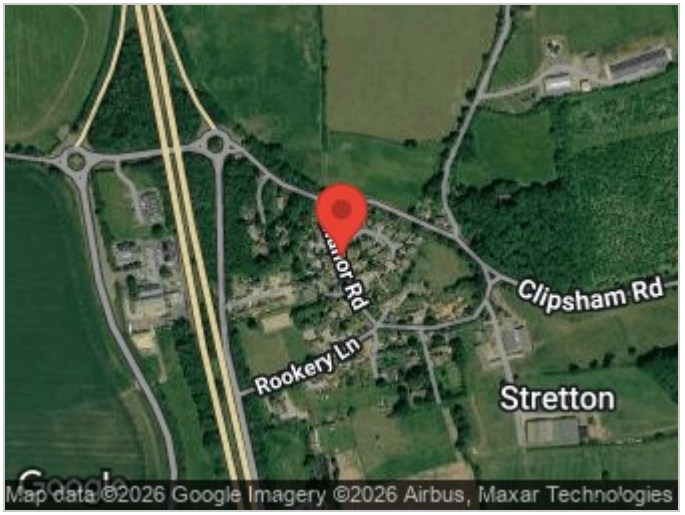
Communication
According to Ofcom: mobile signal is Likely from EE, Three, O2 and Vodafone
According to Ofcom: Superfast Broadband is available

Viewing
Telephone appoint with Richardson 01780 762433 post@richardsonsurveyors.co.uk

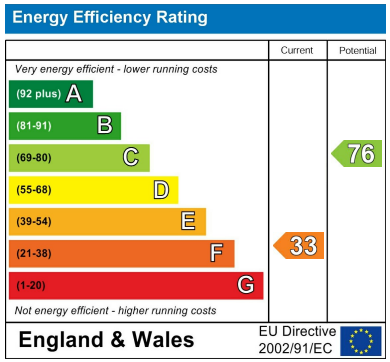
Floor Plan



Area Map



Energy Efficiency Graph



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