



Silver Tree Cottage Main Street, Thistleton

In Excess of £500,000

 **NEWTON FALLOWELL**

Silver Tree Cottage Main Street

Thistleton, Oakham

This beautifully presented three-bedroom detached cottage seamlessly blends character features with modern comfort, offering an exceptional and spacious living space, ideal for those seeking a peaceful village location.

The property has been lovingly cared for and is presented in immaculate condition throughout, with a sense of warmth and charm evident in every room. The generous ground floor accommodation comprises three versatile reception rooms, providing ample space for relaxation, dining, and home working. In addition, the heart of the home is an impressive orangery, flooded with natural light and offering direct access to the garden, creating a wonderful al-fresco flow perfect for gatherings with family and friends. The stylish kitchen is well-appointed, while the three excellent bedrooms upstairs include a master with en-suite facilities, ensuring both privacy and convenience for residents. Every detail has been thoughtfully considered, resulting in a home that is as practical as it is inviting.

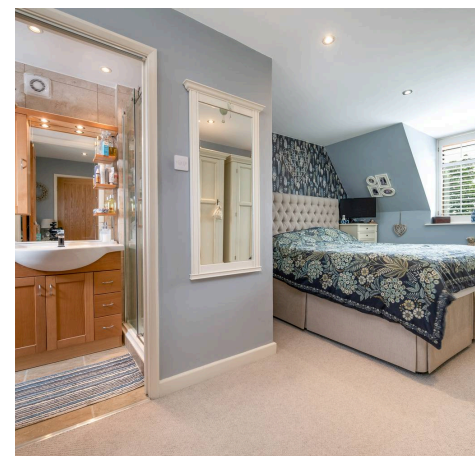
The outside space is equally impressive, with a private and mature rear garden that offers a tranquil retreat from the bustle of daily life. Manicured lawns are bordered by established planting, providing year-round colour and interest, whilst several seating areas are ideal for outdoor dining or simply relaxing with a book. The garden's design ensures a high degree of privacy, making it a safe and secure environment for children or pets to enjoy.

To the front, the property is set back from the main road and benefits from off-street parking for around four vehicles, ensuring convenience for residents and visitors alike. To the side of the property a useful outbuilding would serve as a useful storage area or workshop.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

10' 4" x 9' 6" (3.14m x 2.90m)

Living Room

18' 3" x 11' 11" (5.55m x 3.62m)

Garden Room

10' 8" x 9' 6" (3.25m x 2.90m)

Kitchen

10' 11" x 9' 5" (3.34m x 2.88m)

Orangery

15' 3" x 10' 3" (4.64m x 3.13m)

Utility Room

8' 6" x 4' 11" (2.58m x 1.49m)

WC

8' 6" x 3' 1" (2.58m x 0.95m)

Study

12' 1" x 8' 2" (3.68m x 2.48m)

Bedroom One

18' 3" x 10' 9" (5.57m x 3.27m)

Bedroom Two

11' 5" x 9' 3" (3.47m x 2.81m)

Bedroom Three

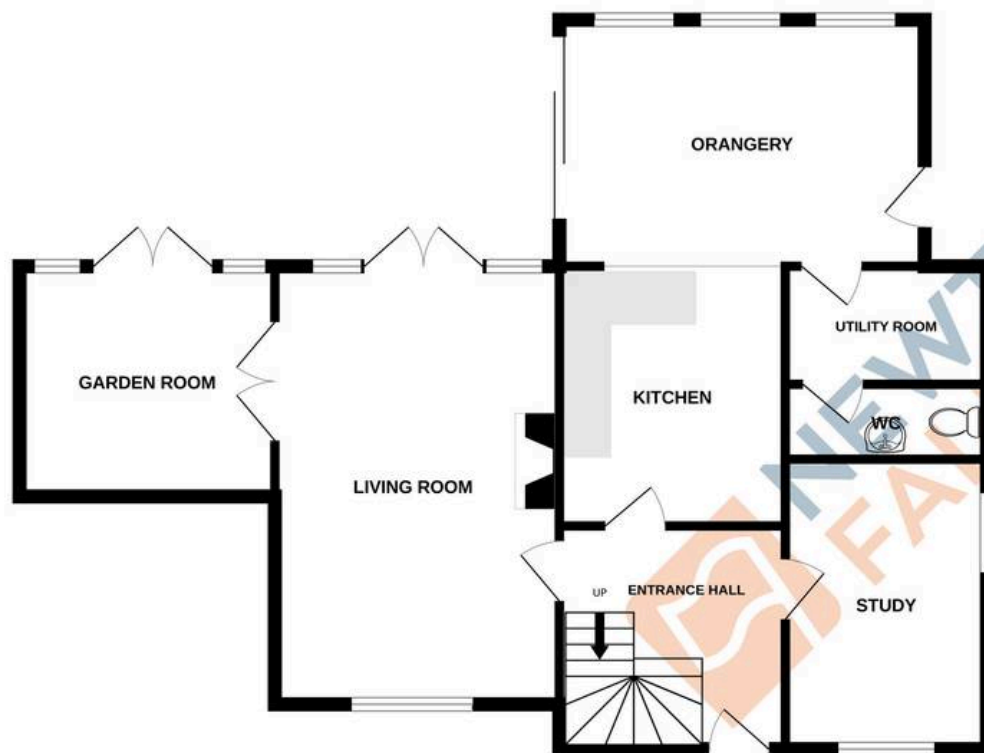
10' 10" x 7' 10" (3.30m x 2.38m)

Bathroom

10' 8" x 8' 2" (3.26m x 2.48m)



GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



MAIN STREET THISTLETON, OAKHAM, LE15 7RE

TOTAL FLOOR AREA : 1395 sq.ft. (129.6 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.
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Newton Fallowell - Oakham

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