



8b Uppingham Road  
Caldecott, Rutland LE16 8RX



**Simpson West**

“Mulberry House” is a highly attractive stone detached residence that boasts a separate Annexe accommodation “Mulberry Lodge” and can be found on the edge of this charming Rutland Village which enjoys close links to the market town of Uppingham. This highly impressive six bedroomed family home welcomes you via an open porch into a highly impressive reception hall with flagstone flooring and underfloor heating with double doors that provide access to a cloakroom/WC and the rear garden. There is a fabulous sitting room and a wood burning stove set to a fire surround, a separate family room offers an open fire grate, and a dining room is currently used as a cinema room, there is also a study. A superb, fitted kitchen/breakfast room with an oven range, a variety of integrated appliances and a walk-in larder, there is a continuation of the flagstone floor throughout which continues into a separate side hall leading to the utility room. The first floor features an airy landing and provides access to a stunning master bedroom with fitted wardrobes set to the dressing area, a Juliet balcony overlooks the rear garden and there is also a four-piece en-suite bathroom. The guest suite also benefits from an ensuite bathroom, and there are two further double bedrooms and a family bathroom set to this floor. The second floor provides two double bedrooms and a bathroom.

£975,000





Floor plan not to scale - for guidance purposes only.  
 Floor plan created by Simpson Week for their use.  
 Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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