



FOXHILL
WHISSENDINE, RUTLAND

JAMES
SELLICKS



“... FOUR-BEDROOM, DETACHED FAMILY HOME ...”

A four-bedroom detached family home set on a generous plot with ample off-road parking, garaging and a south-facing garden enjoying countryside views, well situated within the popular village of Whissendine.

Breakfast Kitchen • Two Reception Rooms • Downstairs Cloakroom • Four Bedrooms
• Family Bathroom • Off-Road Parking, Double Garage • South Facing Garden •
Countryside Views • Village Location • EPC - C •

Accommodation

The ground floor comprises an entrance hall with stairs rising to the first floor and access to the principal accommodation. To the rear of the property is a breakfast kitchen fitted with a good range of units, incorporating a selection of integrated appliances, space for additional white goods and a breakfast bar. A door provides access to the side of the property. The kitchen opens into a well-proportioned dining room with a glazed door leading out to the patio and garden, together with an internal door to the sitting room. Positioned at the front of the property, the sitting room features a bay window and an fireplace with gas fire.

To the first floor are four bedrooms, two of which benefit from built-in wardrobes, all served by a family bathroom. The bathroom is fitted with a bath, separate shower enclosure, wash hand basin, low-flush WC and heated towel rail.

Outside

To the front of the property, a driveway provides off-road parking and access to the double garage via an electric door. The property also benefits from an EV charging point.

Side access leads through to the rear garden, which has been beautifully landscaped with a variety of mature planting and specimen trees providing year-round interest. A patio extends directly from the rear of the house, creating an excellent connection between the indoor and outdoor living spaces. Steps rise to a raised lawn, at the far end of which sits a summer house with power and lighting accompanied by two additional seating areas, all well positioned to enjoy the sun throughout the day and the attractive countryside views beyond. In addition, there is a useful workshop fitted with power and lighting, providing excellent space for hobbies, storage, or home projects.



Location

Whissendine is a well-regarded Rutland village with a large community lying equidistant to the historic market towns of Oakham and Melton Mowbray. The village offers all the qualities of rural life, whilst also being conveniently located providing easy access to the region's commercial and retail centres. Within the village there is a popular public house, a church, primary school and a village shop, as well as a playing field with cricket ground on the edge of the village. Communications in the area are excellent, with good links to Leicester, Peterborough, Grantham and Kettering, with the A14 dual carriageway providing rapid road access both east (A1), north/south (M1) and northwest (M6).

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band E

Tenure

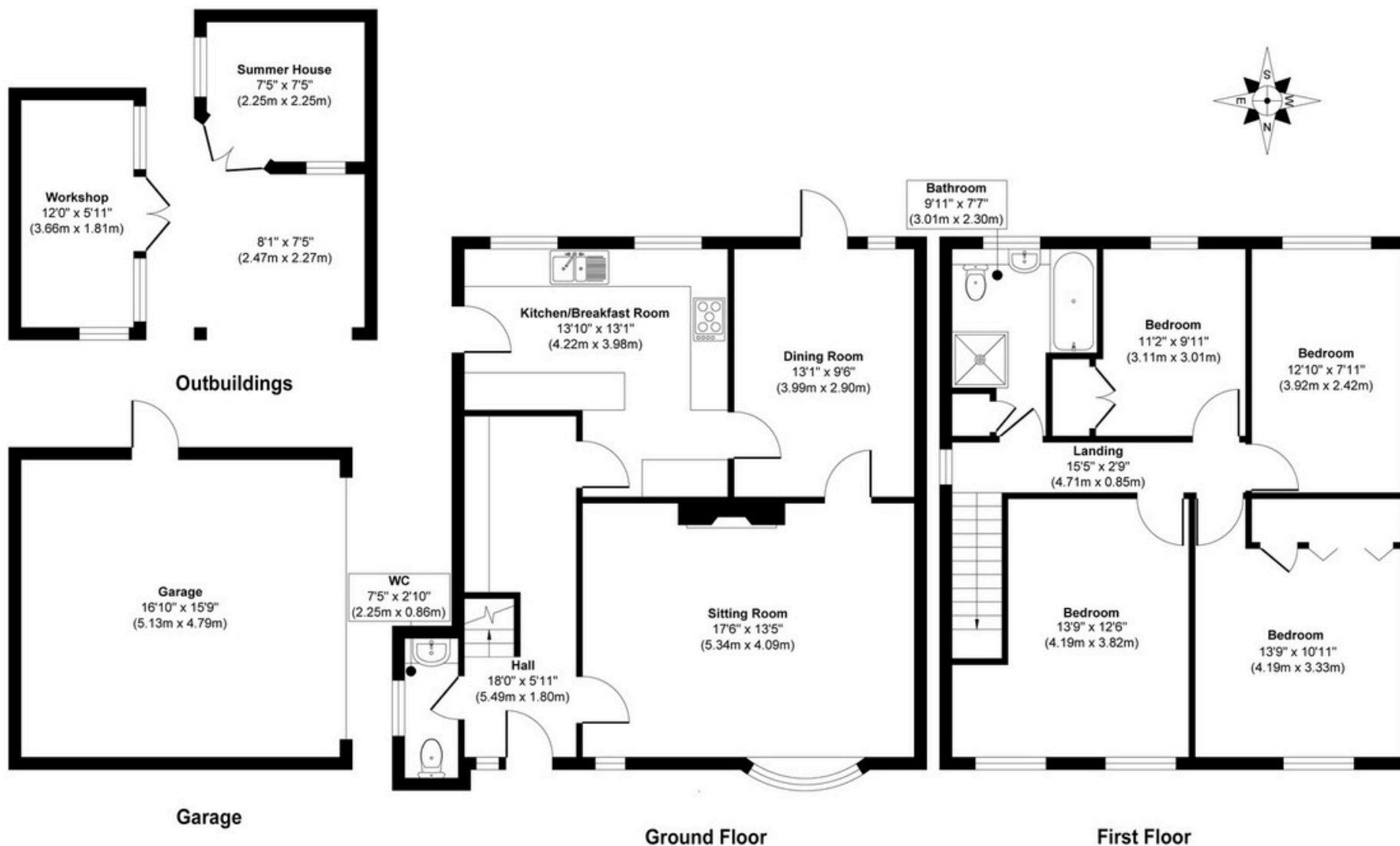
Freehold



17 Foxhill, Whissendine, Oakham, Rutland LE15 7HP

House Total Approx. Gross Internal Floor Area incl. Garage = 1771 ft² / 165 m²

Measurements are approximate, not to scale, for illustrative purposes only.





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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.