



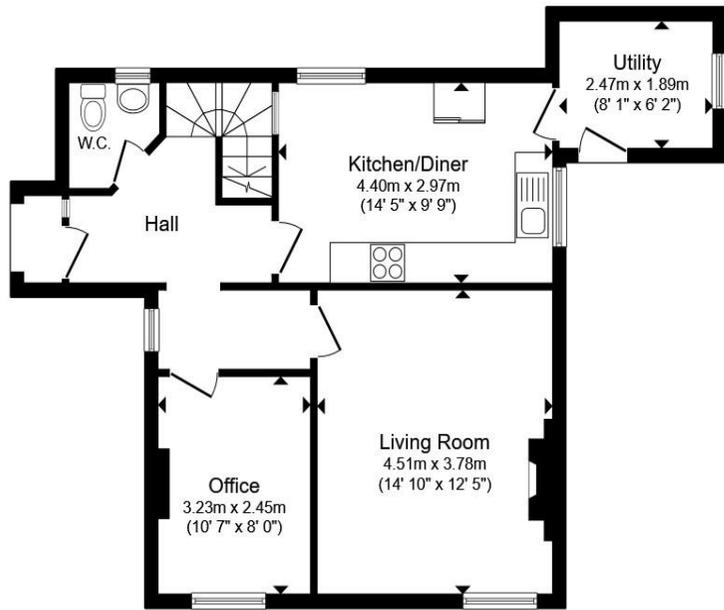
Main Road
Whitwell LE15 8BW



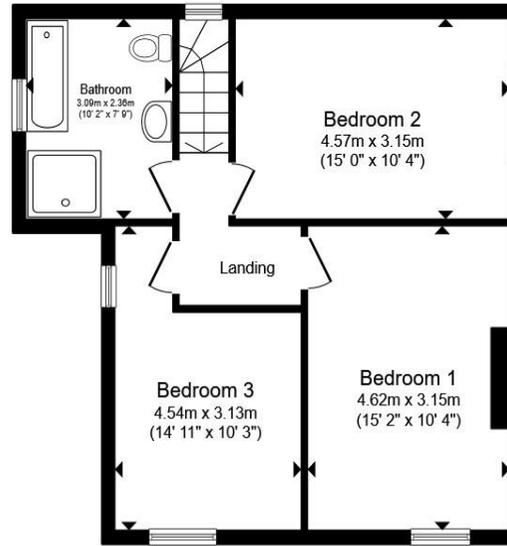
Welcome to **Main Road**

This detached stone cottage is situated in a popular Rutland village with Rutland Water and its many facilities within walking distance and offering easy access to the market towns of Oakham & Stamford. The property benefits from wrap around gardens and lovely fields view to the rear.

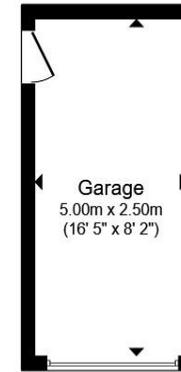




Ground Floor



First Floor



Garage

Porch

Entrance Hall

Cloakroom

Living Room

14' 10" x 12' 5" (4.52m x 3.78m)

Office

10' 7" x 8' (3.23m x 2.44m)

Kitchen Dining Room

14' 5" x 9' 9" (4.39m x 2.97m)

Utility Room

8' 1" x 6' 2" (2.46m x 1.88m)

Bedroom One

15' 2" x 10' 4" (4.62m x 3.15m)

Bedroom Two

15' x 10' 4" (4.57m x 3.15m)

Bedroom Three

14' 11" x 10' 3" (4.55m x 3.12m)

Bathroom

10' 2" x 7' 9" (3.10m x 2.36m)

Garage

16' 5" x 8' 2" (5.00m x 2.49m)

Total floor area 122.4 sq.m. (1,318 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

Main Road

- Sought after Rutland Village
- Close to Rutland Water
- Wrap around gardens & country views
- Three-bedroom detached stone cottage
- Generous driveway & detached garage (with planning to convert)
- Good size plot with scope to extend (subject to planning permission)

Tenure: Freehold EPC Rating: D
Council Tax Band: E

guide price

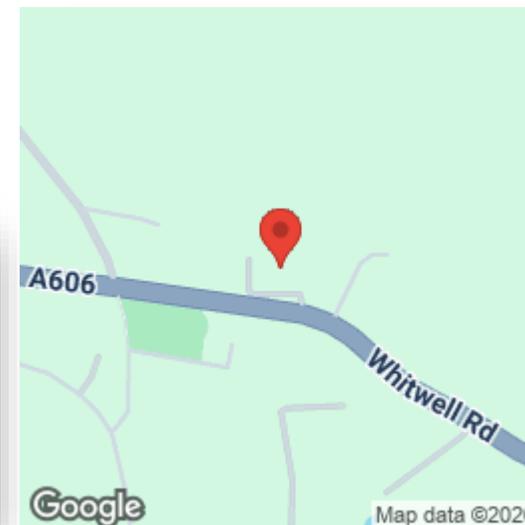
£450,000

The property has been much improved by the current owners and offers well-presented accommodation with scope to extend (stp) and briefly comprises: generous entrance hall with cloakroom and leading to the living room with a feature fireplace. The kitchen is fitted with a range of units and integrated appliances including an oven and induction hob, and a dishwasher with space for a fridge freezer. The utility room has plumbing for a washing machine and tumble dryer, and a door out to the garden. Also off the hall is the office.

Upstairs there are three double bedrooms and a re-fitted bathroom with a vanity sink unit, bath and a large walk-in shower.

Outside the driveway offers ample off-road parking and a single detached garage that has planning to convert to additional living space. The gardens surround the property and are mainly laid to lawn with a patio seating area that takes full advantage of the lovely country views across fields beyond.

Viewing is highly recommended to fully appreciate this family home.



Please note the marker reflects the postcode not the actual property

 **01780 765060**

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 **knightpartnership.com**

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