



## To Let – Hibbits Lodge, Ridlington Road

Braunston, Rutland, LE15 8DB





**Hibbits Lodge, Ridlington Road,  
Braunston, Rutland, LE15 8DB**

Hibbits Lodge is a charming and characterful detached property situated in rural Rutland.

The house offers well-proportioned accommodation arranged over two floors with practical family living. The internal accommodation extends to approximately 1,680 sq ft (156 sq m).

## ACCOMODATION

### Ground Floor

There is a spacious dining room, a sitting room with dual aspect over the front garden and countryside, a well-presented modern kitchen with larder space, as well as a WC, utility room and boot room, providing ample storage.

### First Floor

There are four bedrooms and a family bathroom.

### Exterior

Lawn garden surrounds three sides of the property.

Parking is available for two cars at the rear with option for additional parking in the adjacent farmyard.

## LOCATION

The property is positioned in a rural setting, in close proximity to a working farm, with the village of Braunston just over a mile away and the market town of Oakham is less than 10 minutes away by car. The extensive network of public footpaths around the property offers excellent dog walking.

The A47 and A1 are easily accessible, providing direct links to Peterborough, Leicester, and Cambridge, as well as rail connections to London from nearby stations. The area is also renowned for its beautiful walking and cycling routes, with Rutland Water and its outdoor leisure facilities just a short drive away.

## DIRECTIONS

From Braunston, head south down Wood Lane, following the road left onto Braunston Road.

Access to the house is shortly after driving past the Leighfield Lane turn.

## RENT

£1,650 per calendar month, payable monthly in advance by standing order.



## AVAILABILITY

Available August 2026.

## COUNCIL TAX

Band F

## OUTGOINGS

All utilities and Council Tax.

## SERVICES

Mains water, electricity & oil.

The property benefits from roof mounted solar panels. Electricity will be recharged.

## FIXTURES & FITTINGS

Unfurnished

## LOCAL AUTHORITY

Rutland County Council

## VIEWINGS

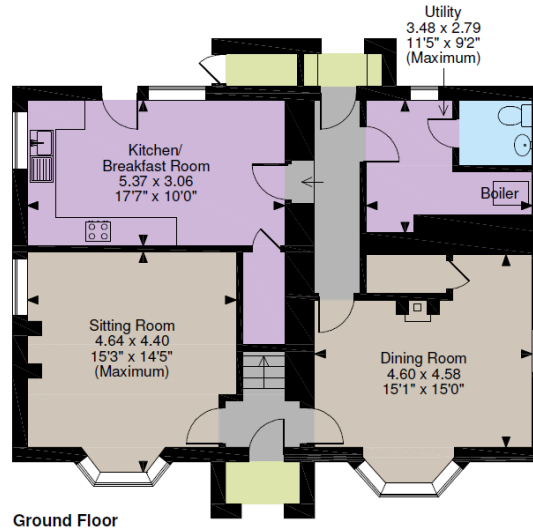
Please get in touch with Ceres Property Stamford to arrange a viewing.

## CONTACT

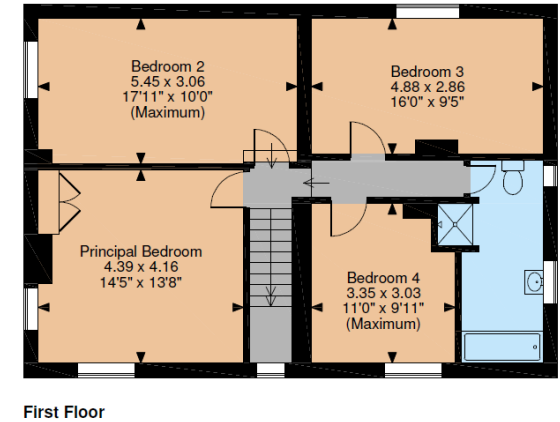
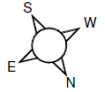
Stamford Office

e. [stamford@cerespropery.co.uk](mailto:stamford@cerespropery.co.uk)  
t. 01780 908101

Gr  
e. g  
t. 0-



Hibbitts Lodge, Ridlington Road Braunston, Oakham, Rutland  
Internal area 1,680 sq ft (156 sq m)  
Quoted Area Excludes 'External C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8520613/MKB



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 91 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 45 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Ceres Property gives notice that: 1. These particulars do not constitute an offer or contractor part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Ceres Property does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter any contract on behalf of the Vendor. 4. Ceres Property does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact Ceres Property at Unit 2, Tinwell Lodge Business Park, Tinwell, PE9 3UN who will try to have the information checked for you.

