



WINDMILL WAY
LYDDINGTON, RUTLAND

JAMES
SELICKS



“... SPACE, LIGHT AND A GARDEN THAT HOLDS THE SUN ...”

Space to spread out. A hallway that welcomes you home. A west-facing garden that holds onto the sun long after everyone else's has gone quiet. This is family life at Windmill Way, in the heart of Lyddington

Breakfast Kitchen • Three Reception Rooms • Downstairs Principal Bedroom with Ensuite • Two Double Bedrooms • Bathroom • Off-Road Parking • Large West Facing Garden • EPC - D •

Accommodation

On entering, the hallway is light and welcoming, running the length of the property, the sitting room positioned to the right, where the fire is lit on quieter afternoons and the doors open onto the patio through the warmer months. Directly off the entrance, a versatile room waits for its purpose to be decided: home office, studio, fourth bedroom or playroom, whatever suits the people living here.

A short flight of steps leads down to the heart of the home: the kitchen and breakfast room to the left, opening through to a proper utility room, built for muddy boots and wet dogs, with its own back door onto the garden. To the right, the dining room is where the table fills for Sunday lunches and nobody is in a hurry to get up from it. Beyond it, the principal bedroom occupies its own quiet corner of the ground floor, with an en-suite where a heated towel rail keeps things warm and the first cup of tea of the day starts in peace.

The first floor is given over entirely to two further double bedrooms and a family bathroom.

Outside

Outside, the garden is reached by a few steps up from the sitting room on to the patio, or via the utility room and a path that leads round to the rear. Large west-facing garden that holds the sun right through to the end of the day: a lawn, a kitchen garden with raised beds for growing your own, and a further seating area with its own potting shed, all catching the last of the evening light.

A large gravel driveway to the front of the property provides ample parking for four vehicles.



Location

Lyddington is a charming and highly sought-after Rutland village, prized for its attractive mix of character properties and peaceful setting. The village enjoys a vibrant community with an active social scene, two popular public houses, a church, and a village hall. It's also home to the English Heritage site Lyddington Bede House, adding to its historical appeal. Just two miles from the historic market town of Uppingham, residents benefit from excellent specialist shopping, sporting and recreational facilities. The village offers convenient access to Leicester, Peterborough, Corby, and Kettering, all of which provide mainline train services with connections to London in under an hour. Surrounded by beautiful countryside, Lyddington is ideal for those seeking a characterful village lifestyle with strong transport links.

Services & Council Tax

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

Rutland County Council – Tax Band G

Tenure

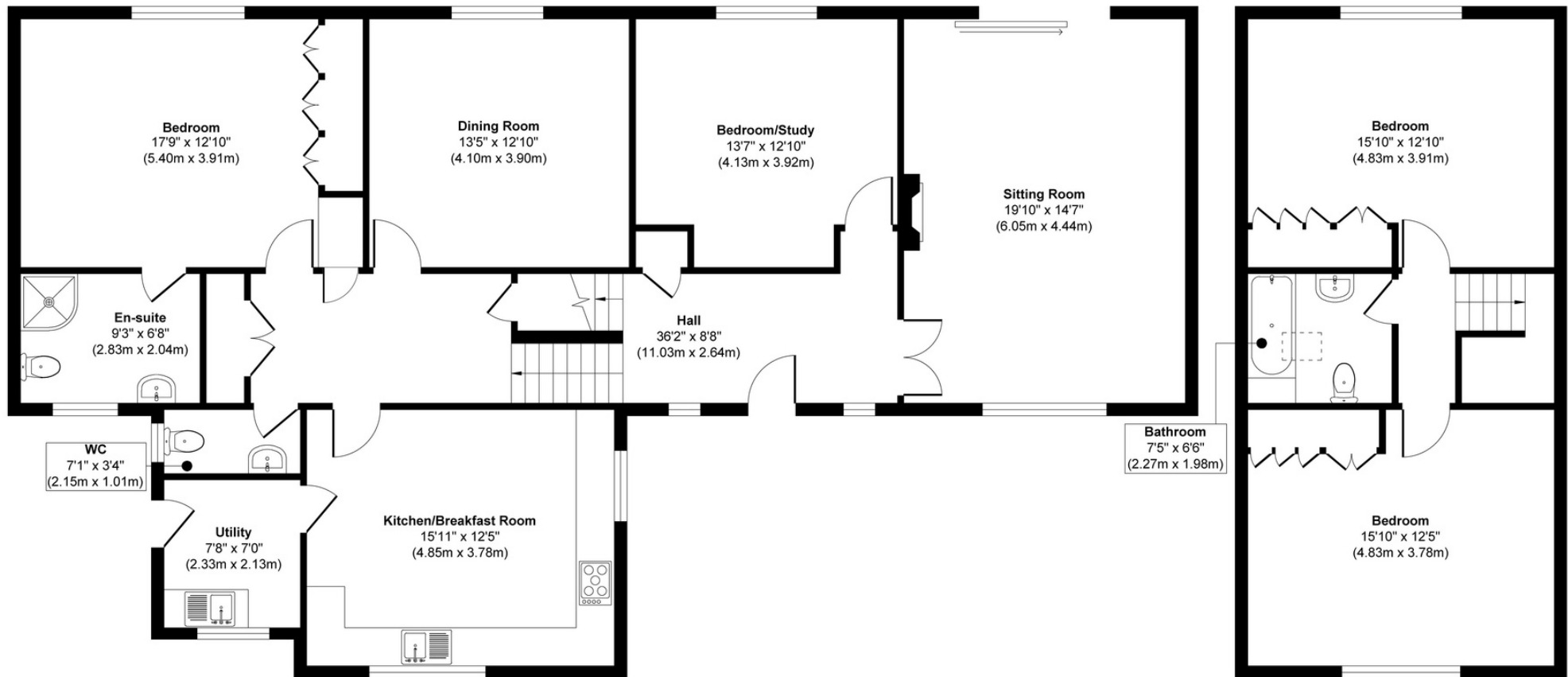
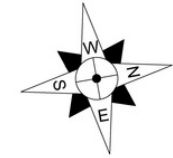
Freehold



3a Windmill Way Lyddington, Oakham, Rutland, LE15 9LY

House Total Approx. Gross Internal Floor Area = **2027 ft² / 188 m²**

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





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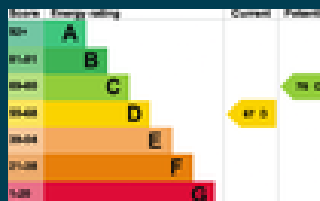
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Measurements and Other Information

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.

