



62 Main Street, Whissendine
£250,000

 **NEWTON FALLOWELL**

62 Main Street

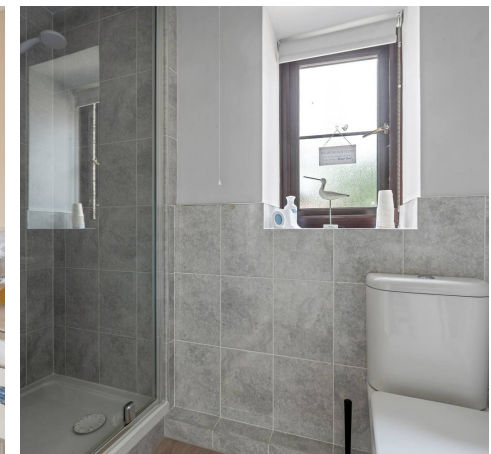
Whissendine, Oakham

Nestled in the heart of the sought-after Rutland village of Whissendine, this charming two-bedroom character cottage offers a wonderful blend of period features and comfortable living. Presented to the market with no onward chain, the property is an ideal opportunity for first-time buyers or those looking to downsize. The interior showcases original features throughout (including exposed beams and traditional fireplaces), creating a warm and inviting atmosphere.

Upstairs, there are two well-proportioned bedrooms and a modern shower room, which has been recently updated for contemporary convenience. The property offers scope for light modernisation and personalisation, allowing the new owner to add their own style while retaining the cottage's character. With excellent access to Oakham and Melton Mowbray, this delightful home provides both village charm and practical connectivity.

To the rear of the cottage, there is a small but private courtyard garden, perfect for relaxing with a morning coffee or enjoying an evening meal outdoors. The courtyard is paved for low maintenance and bordered by traditional brick walls, offering a peaceful retreat with space for potted plants and outdoor seating, as well as a small but useful rear outbuilding.

The property also benefits from its central village location, placing local amenities such as the village shop, pub and primary school within easy walking distance. For those who enjoy the outdoors, the surrounding countryside offers scenic walks and cycling routes. On-street parking is available nearby, and the cottage's position within Whissendine ensures a friendly community atmosphere. This property represents a rare opportunity to acquire a characterful home with manageable outside space in one of Rutland's most desirable villages.





Living Room

14' 7" x 11' 11" (4.45m x 3.63m)

Kitchen

10' 10" x 9' 0" (3.29m x 2.75m)

Utility Room

6' 11" x 3' 11" (2.10m x 1.20m)

Bedroom One

15' 10" x 7' 7" (4.83m x 2.31m)

Bedroom Two

8' 4" x 6' 9" (2.54m x 2.07m)

Shower Room

7' 5" x 5' 7" (2.27m x 1.69m)

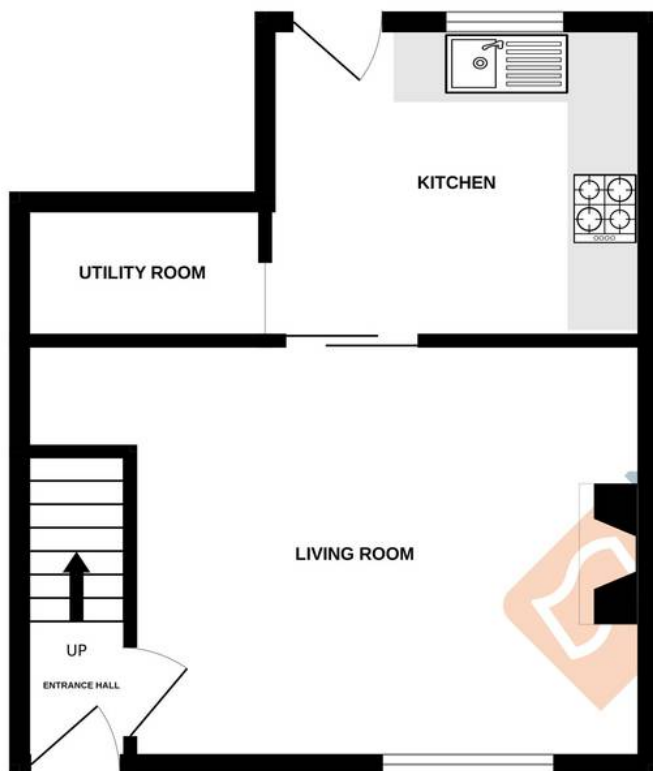
Council Tax band: TBD

Tenure: Freehold

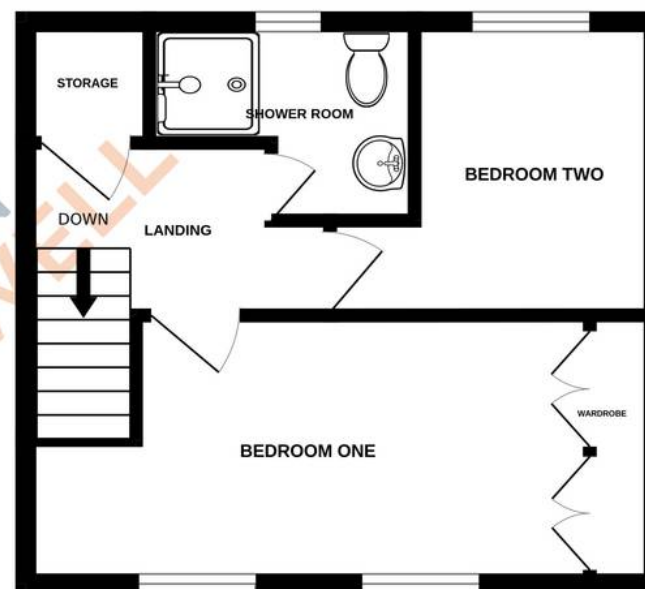
EPC Energy Efficiency Rating: D



GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



MAIN STREET, WHISSENDINE, OAKHAM, LE15 7ET

TOTAL FLOOR AREA : 610 sq.ft. (56.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Newton Fallowell - Oakham

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