



Charming two-bedroom stone cottage located in the popular Welland Valley, with off road parking to the rear.

- Semi Detached Character Cottage
- Beautifully Presented Throughout
- Outbuilding For Conversion
- Two Bedrooms
- Large Rear Garden
- Charming Original Features
- Countryside Views
- Potential For Home Office

Main Street, Seaton LE15 9HU

OIEO £350,000

A charming character stone cottage, situated on a very generous plot with potential to extend STPP and an outbuilding to the rear which is ideal for conversion to make a home office/flexible living space. The property is beautifully presented throughout, with many of the original features having been retained. Accommodation comprises of a front door opening into the living room with stripped floorboards and newly fitted wood burner, oak fitted kitchen with space for breakfast table and pantry. Stairs to the first-floor lead to the two double bedrooms and family bathroom.

The property is situated in an attractive elevated position, enjoying views of the Welland Valley from the front and open countryside to the rear. The gardens have been well-maintained, with newly fitted fencing to all sides, offering large areas of lawn and hen coup. An original outbuilding to the rear offers great potential for conversion to make a home office STPP. There is off road parking to the rear and on street parking also available to the front.

Conveniently set on the edge of this idyllic village of Seaton, a popular Rutland village, situated a short drive from the market town of Uppingham where you can find the usual amenities and facilities. Within the tranquil village there is a church, a village hall and a public house.

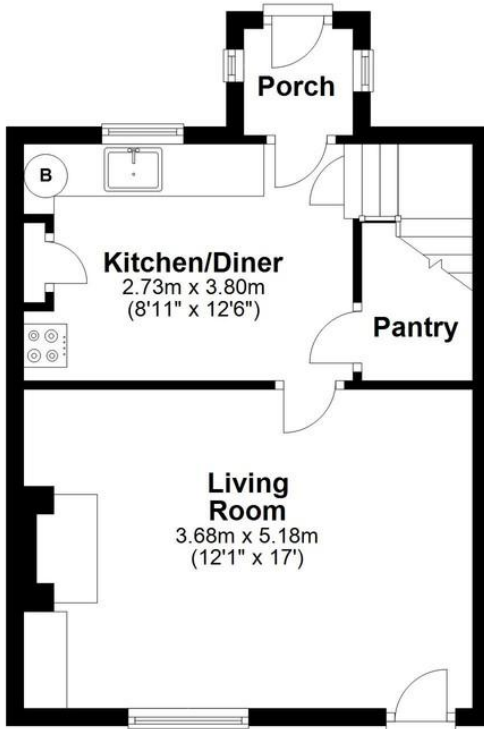
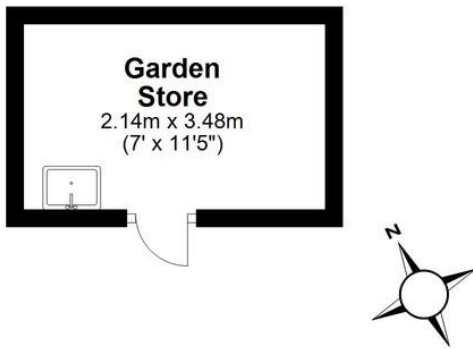




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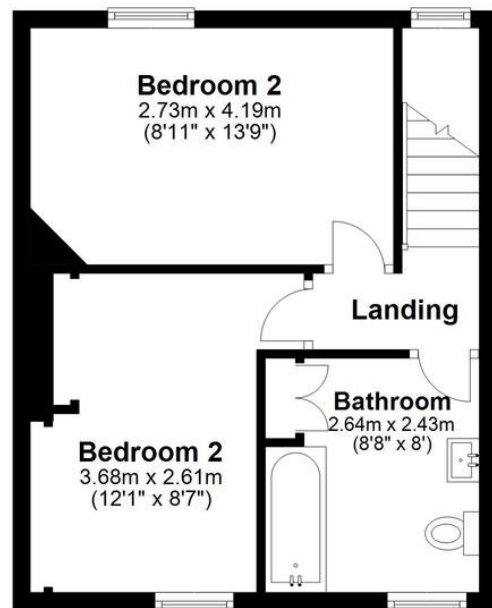
## Ground Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



## First Floor

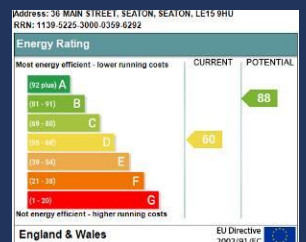
Approx. 33.5 sq. metres (360.3 sq. feet)



Total area: approx. 76.5 sq. metres (823.4 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

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