



TWENTY
FOUR
MAIN
STREET

WHISSENDINE



Embrace country living, in your accessible, uniquely designed home offering flow for family dynamics and entertaining spaces galore, at No. 24, Main Street, in the picturesque village of Whissendine. Park up in front of the double garage.

A WARM WELCOME

Make your way into the large entrance hallway. Light spills through the stained-glass panel of the oak front door. Freshen up in the cloakroom on the left.

The spacious sitting room occupies front to rear aspect, where sunflower walls draw the outdoors in. Patio doors, sliding open to the garden beyond help blur the boundaries between the indoors and out. With ample room for three sofas and additional furnishings, this entertaining haven is a sociable hub of the home. Snuggled up on winter evenings, the gas fire, surrounded by its wooden frame, creates a warm and cosy ambience.





EASY FLOW

Flow through into the dining room to the right, where patio doors frame views out to the garden, allowing easy access outdoors on sunny summer evenings.

Returning to the entrance hallway, sense the easy flow of this home and the ever-connected interplay between entertaining spaces. Proceed along the hallway, sneaking a peek at the roomy study on the right, before continuing into the kitchen-dining room opposite.



FAMILY GOALS

Fitted with an array of lightly-toned cabinetry, there is a traditional country farmhouse feel to this family kitchen, with quarry tiles underfoot. Balancing these earthy tones are splashback tiles behind the gas hob, interspersed with refreshing splashes of blue. There is ample space for a table, whilst double French doors open up to the rear garden. Why not dine al fresco?

Or enjoy sunny soirees and buffet lunches where the party moves seamlessly indoors and out.

Opening up from the kitchen is a laundry room with Belfast sink and a stable door leading out to the garden. Flow on into the practical boot room, which also serves as a handy everyday entrance, with access through to a downstairs shower room and into the integral garage.

SOAK & SLEEP

Ascend the split-level staircase up to the first floor, emerging on a large landing area – the perfect place in which to relax with a book or enjoy a moment of quiet contemplation.

Equally proportioned to the remaining corners of the home are three sizeable double bedrooms, all containing fitted furniture and with large windows, harnessing natural light.

The principal bedroom sits to the rear of the home, brimming with storage courtesy of two built-in wardrobes. Freshen up for the day ahead in the handy en suite, where white metro tiling covers the lower walls and a shower cubicle features alongside a lavatory and a wash basin with vanity unit storage drawers beneath.





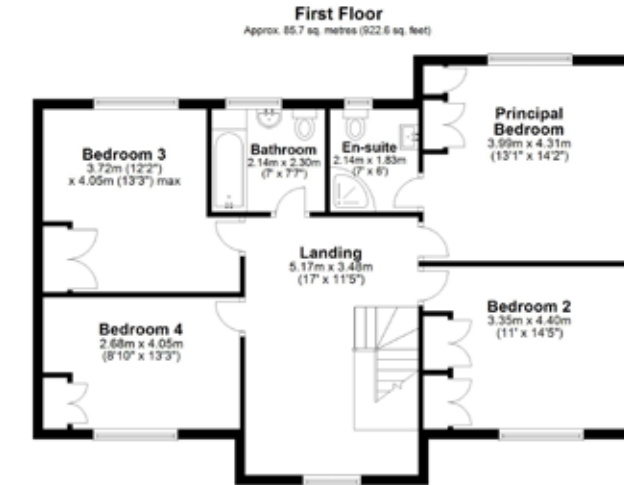
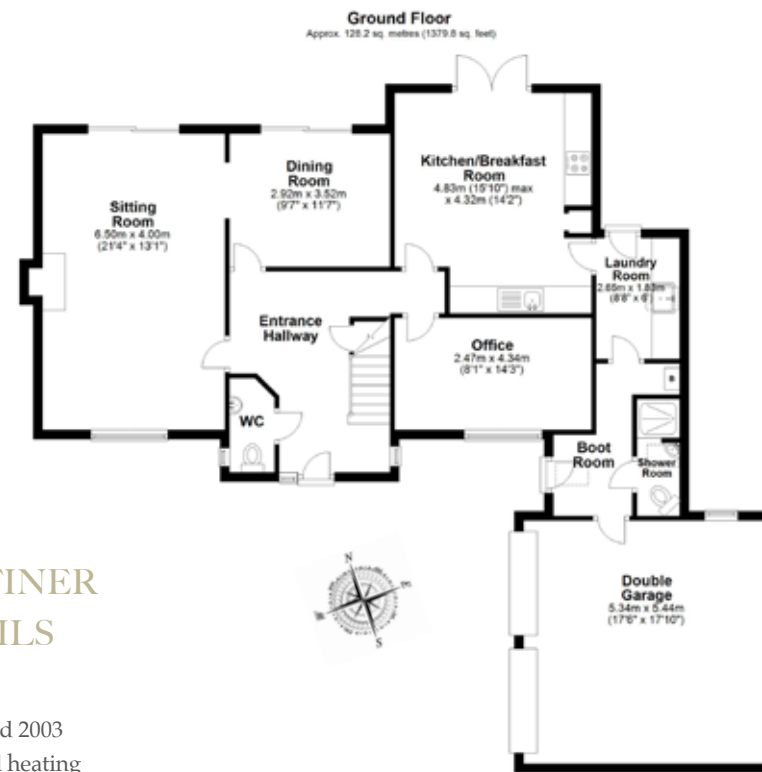
GARDEN HAVEN

Outside, lush lawn to the rear provides the perfect playground for children, with a paved terrace outside the kitchen and sitting room and a separate, sheltered terrace, perfect for sitting with a glass of wine for relaxing afternoons in the sunshine. Fully enclosed, with mature shrubs and trees, this garden is private and secure.



LOCAL INFORMATION

Oakham 4.5 miles (10 minutes)
Melton Mowbray 7 miles (15 minutes)
Grantham 19 miles (34 minutes)
Leicester 24 miles (41 minutes)
Peterborough Railway Station
 29 miles (42 minutes)



THE FINER DETAILS

Freehold
 Constructed 2003
 Gas central heating
 Mains electricity, water and sewage
 Rutland County Council, tax band F, £3,175.57 (2021/22)
 EPC rating C

VILLAGE VIBES

Whissendine retains its heritage charm in its whimsical architecture, which includes St Andrew's Church with its formidable tower and Whissendine Windmill.

Pay a visit to the village hall, a central hub regularly hosting events throughout the year. One grand village tradition is its annual Feast Week, held in July which sees a week of activities for the community. Join the local cricket team, have a kickabout on the football pitch, or try your hand at tennis, archery or crown green bowls in this vibrant village community. Toast your success at

the convivial local pub The White Lion with its riverside beer garden.

Why not pay a visit to nearby Rutland Water where you can enjoy all the fresh air and exercise you desire. Shopping is a breeze, with a local village shop, Post Office with dry cleaning facility and Stamford and Uppingham close by with their range of boutique shops.

Families are perfectly placed, with the rural village school, Whissendine C of E Primary.

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