



 SPREY
PROPERTY

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Main Street, Knossington
Asking Price Of £650,000



BOOKS



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A charming and deceptively spacious character cottage, sitting in the heart of the sought-after village of Knossington.

Ground Floor – Entry into the property to an entrance hall with doors to the ground floor accommodation and stairs rising to the first floor.

The property has a spacious and characterful sitting room complete with a feature fireplace housing a multifuel burning stove as well as beams to the ceiling. There is a door to the rear leading into a second reception room that is currently being used as a study with double doors opening out to the garden.

The centrepiece of the property is the large open-plan living kitchen spanning the depth of the house from front to rear with a window to the front and the rear. The kitchen area has a comprehensive range of floor-standing units under granite worktops and a central island. There is an integrated dishwasher, a dual-fuel range cooker with extractor over, a Belfast sink, and space and plumbing for an American-style fridge freezer. The kitchen area flows into a dining space that has a timber floor, beams to the ceiling and a working open fire. There is a stable door from the kitchen out onto the patio.

Just off the kitchen is the downstairs WC which also provides utility space with plumbing. A third reception room currently used as a home office completes the ground floor accommodation.

First Floor - To the first floor there are three double bedrooms and two bathrooms. The principal bedroom sits to the front of the property and is a generous-sized double room, complemented by a dressing room and an en-suite shower room.

Bedrooms two and three are also spacious double bedrooms. Bedroom two sits to the front with a lovely feature fireplace and exposed stonework. Bedroom three sits to the rear and has a view over the garden. These bedrooms are served by the family bathroom with a freestanding bath, large walk-in shower, low flush lavatory and pedestal wash hand basin.

A second set of stairs rise from the first-floor landing to the second floor which provides a large fourth bedroom that is complimented by an en-suite shower room.





Outside - The property has a large mature rear garden that has been significantly landscaped by the current owners. There is a combination of lawned areas intercepted by gravel paths, floral and shrub borders. There is a large summer house/cricket pavilion with power and lighting at the top of the garden complete with veranda looking back towards the house.

The rear garden features further storage within a timber building as well as an outdoor kitchen area providing an ideal space for outdoor entertaining, fitted uniquely with a Pizza Oven.

FREEHOLD

EPC:E

COUNCIL TAX: E

MAIN: Water and Electric.







PORCH:

ENTRANCE HALL:

LIVING ROOM: 6.70m x 3.70m (22' x 12'2")

DINING ROOM: 4.55m x 3.47m (14'11" x 11'5")

BREAKFAST/KITCHEN: 4.92m x 6.79m (16'2" x 22'3")

STUDY: 4.55m x 2.27m (14'11" x 7'6")

DOWNSTAIRS W/C:

MUSIC ROOM: 2.04m x 4.89m (6'8" x 16'1")

FIRST FLOOR LANDING:

MAIN BEDROOM: 4.03m x 3.67m (13'3" x 12'1")

DRESSING ROOM: 4.03m x 2.07m (13'3" x 6'10")

EN-SUITE:

BEDROOM FOUR: 4.03m x 3.70m (13'3" x 12'2")

BEDROOM FIVE: 2.94m x 4.28m (9'8" x 14')

FAMILY BATHROOM:

SECOND FLOOR:

BEDROOM THREE: 4.03m X 4.58m (13'3" X 15')

BEDROOM TWO: 4.03m x 4.00m (13'3" x 13'2")

EN-SUITE:





Main Street, Knossington



Total area: approx. 231.4 sq. metres (2491.0 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.



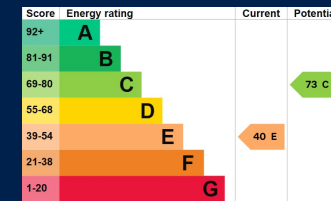
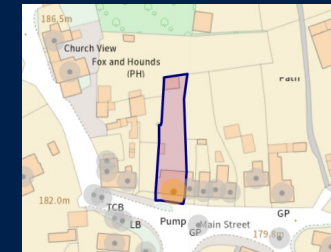
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Location - The beautiful village of Knossington lies on the Rutland/Leicestershire border, just four miles West of the market town of Oakham. Knossington has a very popular pub, The Fox and Hounds and is surrounded by beautiful rolling countryside providing numerous bridle ways and footpaths for walking. Nearby Oakham and Uppingham provide a wide range of amenities with train services from Market Harborough and Peterborough to London. The local schooling is very well catered for both in the state and private sector with a choice of primary schools nearby.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements