



Southwood, Whissendine

Oakham, LE15 7ET

3 Bedroom Cottage

£415,000 | For Sale



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Features

Character Property

Two Bedrooms

Renovated & Extended

Professional Interior Designed Finish

Village Location

Off Road Parking

Large Private Landscaped Garden

NO CHAIN

Moores are delighted to introduce this immaculately renovated and extended character property, with two double bedrooms and a generous garden set within the popular village of Whissendine. Benefitting from a perfect blend of modern and character. The current owners have truly transformed this cottage into a beautiful family home, with all interior professionally designed.

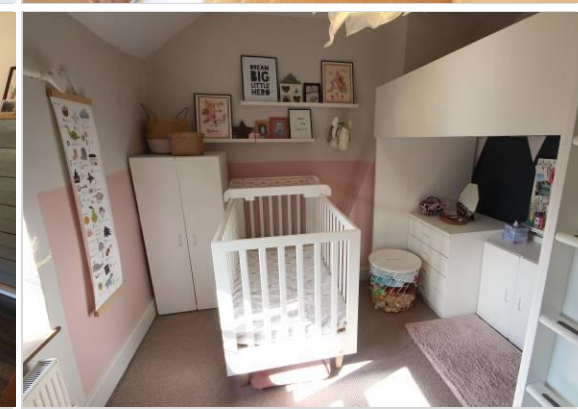
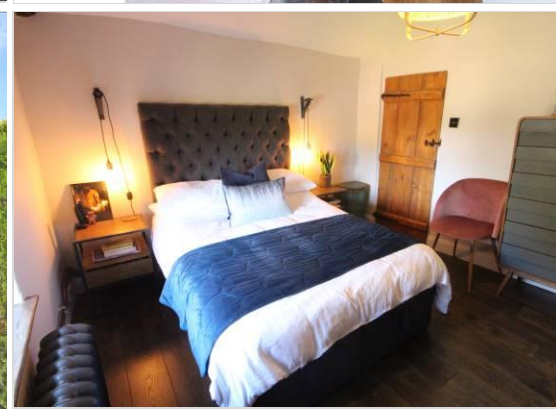
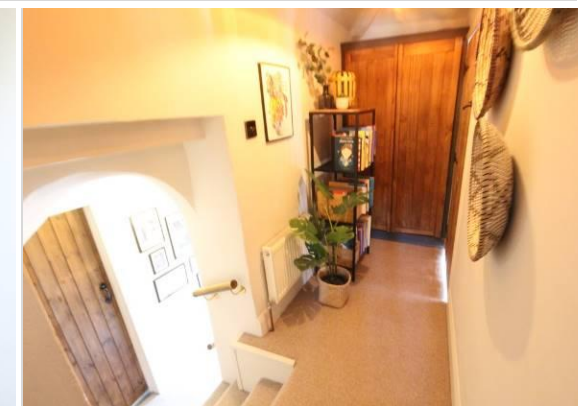
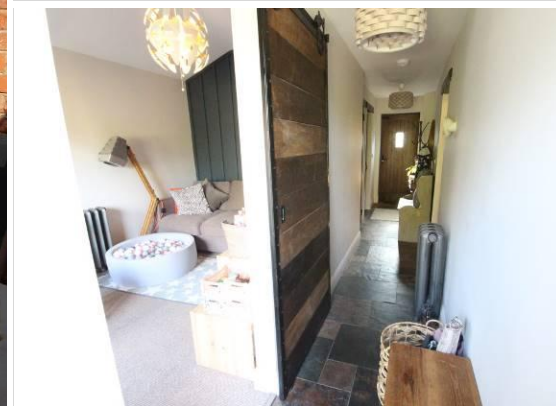
This quirky cottage style home briefly comprises front door opening into the extended part of the house with long hall way with doors off to utility room, downstairs WC and playroom/third bedroom with double doors onto small patio area leading onto the garden

Moving through to the high ceiling kitchen there is plenty of cupboard space with a Rangemaster cooker and Smeg fridge freezer available by separate negotiation, a farmhouse style sink with modern units and solid walnut wooden worktop all in-keeping with the character of the property, leading through to separate dining room with vaulted ceiling, inglenook fireplace and original restored stone wall, living room with feature log burner and office/ study, Through out the property are feature beams with gun metal radiators

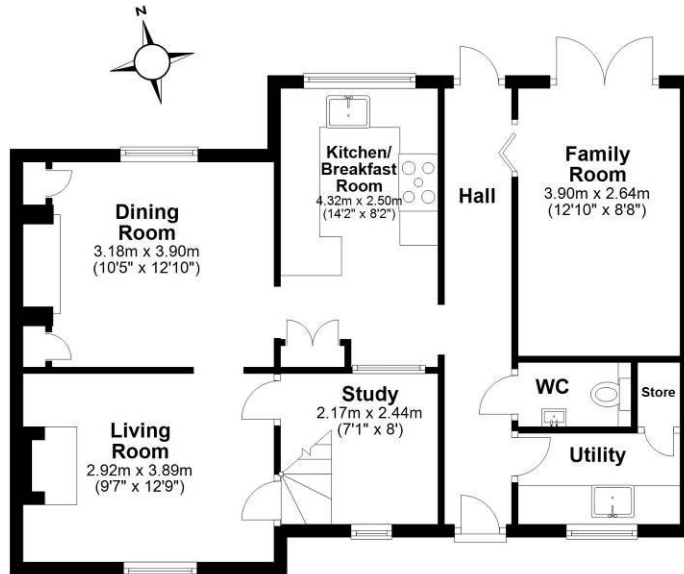
To the first floor there is the family bathroom and two double bedrooms, the main bedroom boasts built in storage installed by Sharpes

Externally there is a sloping driveway with a gravelled area and mainly laid to lawn front garden. To the rear is a beautifully landscaped large garden offering different aspects, including a wooded area with large willow tree and childrens play, Summer house with power and a further large wooden shed with brick outhouse for tool storage. The property has also undergone a full re wire and a new central heating system with a Worcester boiler as well as all external brickwork being repointed with lime mortar.

Whissendine is a popular Rutland village, situated approximately 5 miles from Oakham and 6.5 miles from Melton Mowbray. Within the village there is a popular public house, a church, primary school rated Outstanding by Ofsted and a village shop and Post Office with café next door. In addition, there is a sports complex with playing fields and cricket ground just on the outskirts of the village. Whissendine is a great location for commuters with British Rail terminals at Oakham, Melton Mowbray and Grantham. There are also regular bus services through the village to the local towns and villages.



Ground Floor
Approx. 56.5 sq. metres (608.0 sq. feet)



First Floor
Approx. 30.3 sq. metres (326.4 sq. feet)



Total area: approx. 86.8 sq. metres (934.4 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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