



Main Street, Whissendine
Oakham, Rutland, LE15 7ET

NEWTONFALLOWELL 

Main Street, Whissendine Oakham, Rutland, LE15 7ET £499,995 Freehold

A substantially extended detached family home, situated in the popular and sought after village of Whissendine, renowned for its excellent primary school, with only a short drive to Oakham and Melton's market town centres & train stations, this five-bedroom property is being sold with NO ONWARD CHAIN! With flexible accommodation throughout, the property boasts three reception rooms, kitchen, conservatory, utility room, WC, five bedrooms with two offering en-suite shower rooms and a family three-piece bathroom. An internal viewing is essential!

Sitting over two floors the property is accessed into the spacious light and airy entrance hall where doors provide access to the living accommodation as well as the stairs flowing to the first-floor landing. The good-sized living room sits to the front of the property providing windows which overlook both the front & side aspect and benefits from an open fireplace. From here an archway opening leads via the generously sized dining room and into the family room which offers a set of sliding doors leading to the rear garden. The kitchen is accessed via both the entrance hall and dining room. It offers plenty of floor to wall base units and a central island all with granite worktop surfaces. Bifold doors from here open up allowing access into the conservatory which boasts underfloor heating & fantastic views over the rear garden. Downstairs is finished with a useful utility room and WC. From the first floors landing, you will find five bedrooms, with two offering en-suite shower rooms and built-in storage. The three-piece family bathroom finishes the upstairs accommodation.

Elevated off Main Street, the landscaped front garden has a stepped walkway leading to the front aspect. Side access leads you to the rear garden which is mainly laid to lawn. A single garage which is level to the rear of the property provides off-street parking and is found to the side, just off St Andrews Close.



Entrance Porch

10'4 x 4'5 (3.15m x 1.35m)

Entrance Hall

11'4 x 6'4 (3.45m x 1.93m)

Living Room

18'9 x 11'0 (5.72m x 3.35m)

Dining Room

10'5 x 10'2 (3.18m x 3.10m)

Family Room

15'0 x 12'3 (4.57m x 3.73m)

Kitchen/ Breakfast

11'11 x 9'10 (3.63m x 3.00m)

Conservatory

14'8 11'1 (4.47m 3.38m)

Utility Room

11'2 x 8'1 (3.40m x 2.46m)

First Floor Landing

9'7 x 6'7 (2.92m x 2.01m)

Master Bedroom

12'0 x 11'0 (3.66m x 3.35m)

En-Suite Shower Room

9'0 x 3'6 (2.74m x 1.07m)

Bedroom Two

11'3 x 11'10 (3.43m x 3.61m)

En-Suite Shower Room

9'4 x 3'10 (2.84m x 1.17m)

Bedroom Three

11'10 x 9'10 (3.61m x 3.00m)

Bedroom Five

9'8 x 6'7 (2.95m x 2.01m)

Bedroom Four

11'2 x 7'11 (3.40m x 2.41m)

Family Bathroom

6'10 x 6'10 (2.08m x 2.08m)

Single Garage

18'9 x 8'3 (5.72m x 2.51m)

Outside

Elevated off Main Street, the landscaped front garden has a stepped walkway leading to the front aspect. Side access leads you to the rear garden which is mainly laid to lawn. The single garage and driveway can be accessed via both the rear garden and off St Andrews Close.



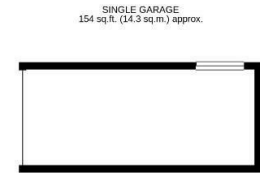
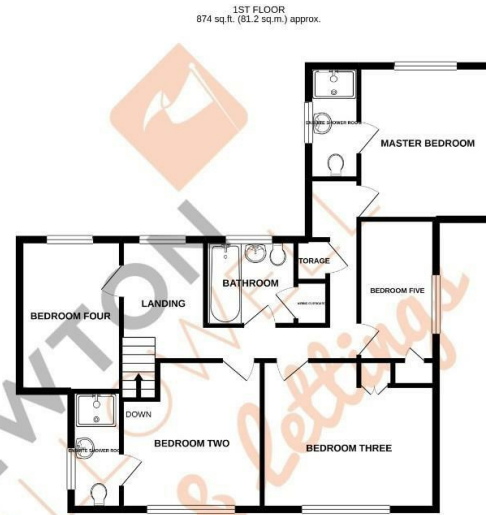
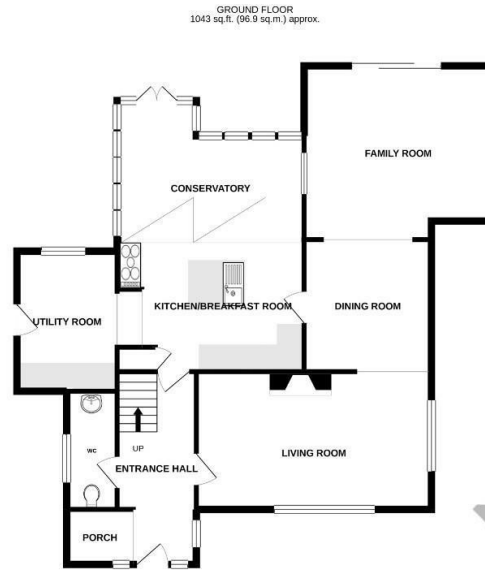
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92 plus A		92 plus A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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TOTAL FLOOR AREA : 2072 sq.ft. (192.5 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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