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LISTED BUILDINGS

PUDDING BAG LANE

EXTON, RUTLAND

JAMES
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SALES • LETTINGS • SURVEYS • MORTGAGES

8 Pudding Bag Lane

Exton, Oakham
Rutland LE15 8BH

A QUINTESSENTIAL, THATCHED, CHOCOLATE BOX COTTAGE SITTING IN A QUIET CORNER OF THIS PICTURESQUE RUTLAND VILLAGE.

Kitchen | Sitting Room | Garden Room | Downstairs
Shower Room | Two Bedrooms | Off-Road Parking
| Single Garage | Grade II Listed | Village Location

ACCOMMODATION

The property's accommodation in brief comprises a sitting room with feature fireplace, space for a small dining table, window out to the front and double doors opening into the garden room. To the rear of the property is a country cottage kitchen with a lovely wooden floor, a good range of floor-standing and wall mounted units, an integrated electric double oven, electric hob and extractor, an integrated fridge freezer and space and plumbing for an integrated washer dryer.

A stable door from the kitchen leads into the garden room that has windows on two sides and glazed double doors out to the garden. The ground floor accommodation is completed by the shower room that has a large corner shower, wall hung wash hand basin and low flush WC.

To the first floor a small landing gives access to the property's two bedrooms. The landing also has a useful storage cupboard that houses a central heating radiator so the cupboard doubles up as an airing cupboard. Bedroom one is a generous size double bedroom with windows to both front and rear and two sets of built-in cupboards either side of the bed. Bedroom two is very much a single and looks out over the rear garden and also has a built-in cupboard as well as access to the loft space.

OUTSIDE

To the outside the property has off-road parking on a gravelled area to the rear, a single detached garage with up and over door and a pedestrian door giving access from the back of the garage into the garden. The garden itself is hard landscaped with a multitude of mature floral and shrub borders providing year-round interest.

This lovely character property is a very rare visitor to the open market, it has been lovingly cared for by the previous owner and would make a lovely property to escape to the country for.

LOCATION

Exton is a pretty village located North of Rutland Water in between the market towns of Oakham and Stamford. The village has a well thought of public house, The Fox and Hounds and primary school. Mainline trains run North & South from Peterborough train station. Rutland Water and the surrounding countryside offers a wide range of outdoor pursuits including cycling, sailing, walking and bird watching.

DIRECTIONAL NOTE

Leave Oakham on the A606 Stamford Road and at Barnsdale Lodge Hotel take a left turn down Barnsdale Ave. Then take a right hand turning onto Oakham Road and then a left turn into the village of Exton. Come into the village and pass the Fox and Hounds public house on your right-hand side. Continue on High Street and take a left onto Top Street then your first left onto Pudding Bag Lane.

SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band C.

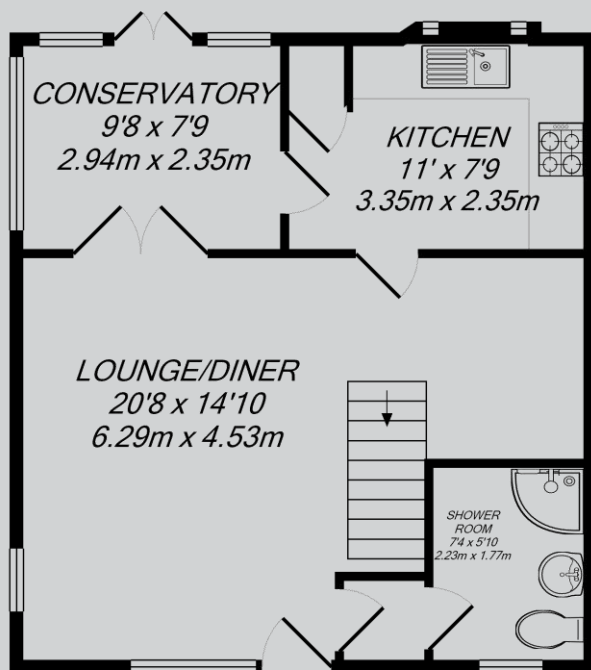




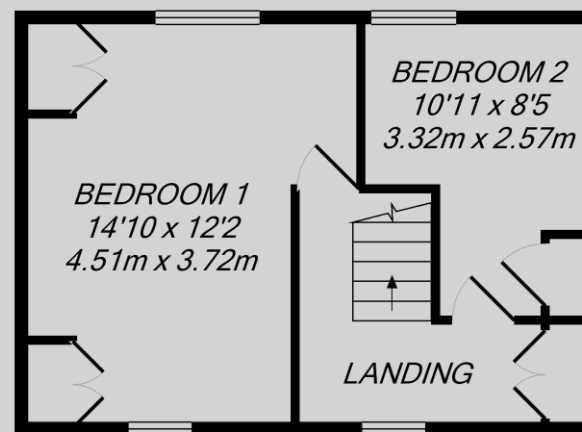
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House Total Approx Gross Internal Floor Area = **769 sq. ft / 71.4 sq. m**

Measurements are approximate, not to scale, illustrative purposes only.



GROUND FLOOR



1ST FLOOR



**JAMES
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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.