



Offers Over £700,000 | Freehold

Stapleford Road, Whissendine, Oakham, LE15 7HF





## Stapleford Road, Whissendine, LE15 7HF

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- Guide Price £700,000 - £725,000
  - Beautiful period home
  - Over 2200 sq.ft of Accommodation
  - Four Spacious bedroom
  - Downstairs Wet Room & Bedroom
  - Idea for Multi Generational Living
  - Utility and Laundry room
  - Cellar
  - Dining Kitchen
  - Ample Driveway Parking
  - Lovely Garden
  - EPC Exempt | Council Tax Band E
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This substantial Grade II listed period four-bedroom home, which was converted in 2013, offers flexible and well-balanced accommodation, ideally suited to multi-generational living. Rich in character, the property beautifully blends traditional features with practical modern spaces throughout.

The ground floor provides excellent versatility, featuring a generous bedroom with a striking vaulted ceiling, exposed beams and a wet room, making it ideal for extended family members or guests. A welcoming living room forms the heart of the home, centred around a wood-burning stove that creates a warm and inviting atmosphere. The impressive kitchen dining room also benefits from a vaulted ceiling with exposed beams, enhancing the sense of space and character and creating an ideal setting for everyday family life and entertaining. Additional ground floor accommodation includes a separate utility room, a dedicated laundry room, a useful cellar, a study, well suited to home working, and a convenient downstairs WC.

Access from the kitchen diner via a spiral staircase is to a mezzanine floor, currently used as an office.

To the first floor are three spacious bedrooms offering comfortable family living. Bedroom two enjoys the benefit of an en-suite, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property provides ample gravel driveway parking and a delightful, mature garden that is predominantly laid to lawn, with mature shrub borders offering a private and peaceful outdoor space. A garden shower room completes the outside accommodation, ideal for outdoor living and entertaining.





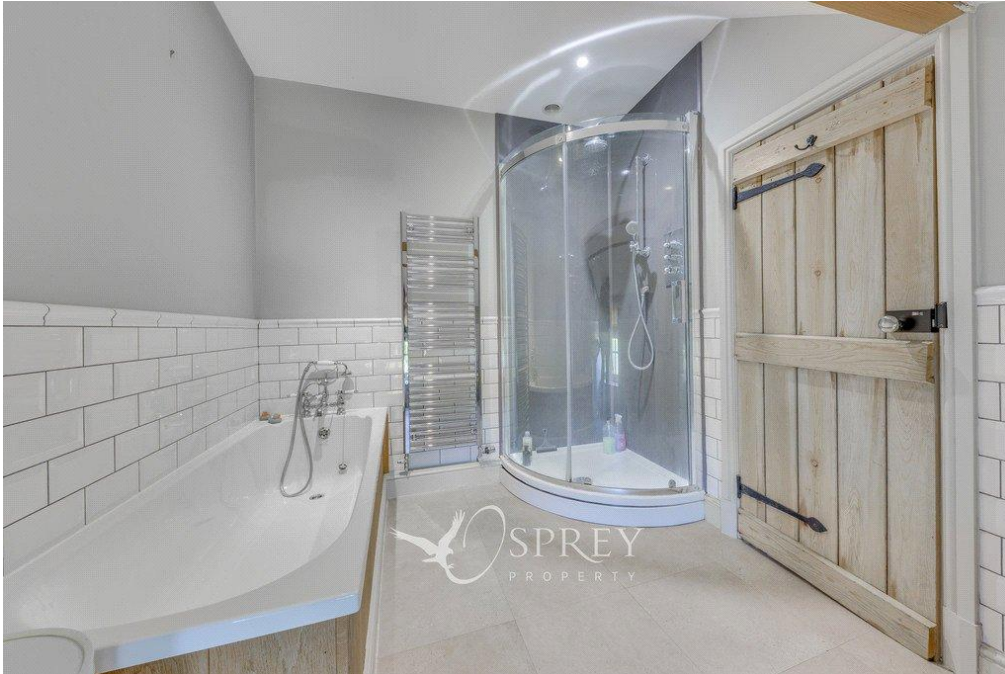
 SPREY  
PROPERTY





 SPREY  
PROPERTY

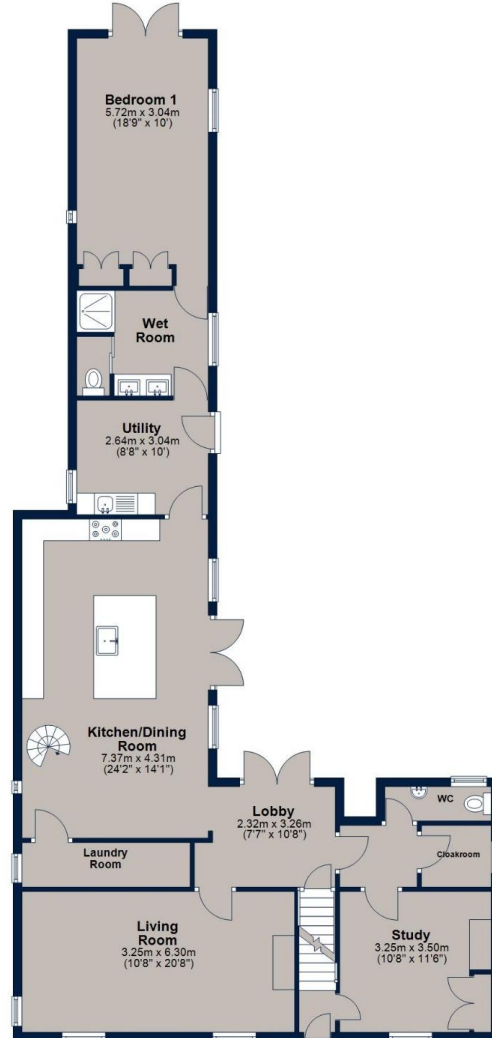
This charming period home delivers generous living space, flexibility and character, making it a highly appealing opportunity for families seeking a distinctive and adaptable property. The property also has planning permission for a double garage.



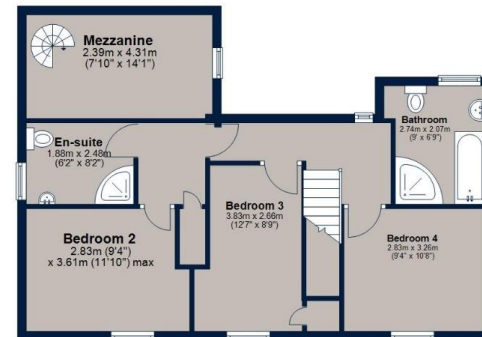
**Ground Floor**  
Approx. 126.8 sq. metres (1365.3 sq. feet)



**Basement**  
Approx. 16.2 sq. metres (173.9 sq. feet)



**First Floor**  
Approx. 63.9 sq. metres (687.5 sq. feet)



Total area: approx. 206.9 sq. metres (2226.7 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

## Key Information

Local Authority  
Rutland County Council District Council

Council Tax  
Band = E

Tenure  
Freehold

EPC  
Rating = EPC Exempt



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