



The Limes, Market Overton  
Offers Over £525,000





Finished to an exceptional standard, this spacious property combines quality craftsmanship with timeless style. At its heart is a bespoke, handcrafted kitchen with solid wood cabinetry, quartz worktops, and a double-sided wood-burning stove-creating a space that's equally suited to cosy family life or entertaining guests.

The property offers true turn-key appeal. A generous frontage provides a mix of manicured lawn and gravel driveway with parking for several vehicles, along with a double garage. A handcrafted wooden porch adds charm and sets the tone for the stylish interior beyond. Inside, neutral décor is paired with high-end finishes throughout.

The open-plan kitchen/breakfast room is light-filled and versatile, with French doors opening onto a mature, well-proportioned garden-ideal for children, pets, and al fresco dining. There are two further reception rooms, offering flexibility for dining, working from home, or additional relaxation space.

Upstairs, the spacious landing with built-in storage leads to five well-proportioned bedrooms. The principal bedroom includes a sleek en-suite, while the remaining bedrooms are served by a contemporary family bathroom featuring a walk-in shower and freestanding bath.

This is a rare opportunity to acquire a truly immaculate home in a well-serviced and welcoming village. Early viewing is highly recommended to avoid disappointment.





## DIMENSIONS

### ENTRANCE HALL:

LIVING ROOM: 4.96m x 3.77m (16'3" x 12'4")

KITCHEN/BREAKFAST ROOM: 3.56m x 8.48m (11'8" x 27'10")

DINING ROOM: 4.65m x 2.66m (15'3" x 8'9")

UTILITY ROOM: 2.68m x 2.26m (8'9" x 7'5")

### WC:

### LANDING:

BEDROOM ONE: 3.87m x 3.83m (12'8" x 12'7") max

### EN-SUITE:

BEDROOM TWO: 3.56m x 2.87m (11'8" x 9'5")

BEDROOM THREE: 2.66m x 3.42m (8'9" x 11'3")

BEDROOM FOUR: 2.34m x 2.62m (7'8" x 8'7")

BEDROOM FIVE: 1.69m x 2.62m (5'7" x 8'7")

### BATHROOM:

DOUBLE GARAGE: 4.82m x 5.01m (15'10" x 16'5")

Tenure: Freehold

All Mains Services Connected

Council Tax: Band E

No Management Fees Payable





# The Limes, Market Overton



Total area: approx. 170.7 sq. metres (1837.2 sq. feet)



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Beautifully renovated family home in Market Overton, Rutland. Featuring a bespoke kitchen, wood-burning stove, spacious living, five bedrooms, and a mature garden. Immaculate throughout with high-quality finishes. A true turn-key property in a charming village setting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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