



The Nook, Whissendine  
Offers Over £350,000





Ideally located within the heart of Whissendine. This sought after village is nestled between the market towns of Oakham and Melton.

This property has been greatly improved over the last couple of years by the present owners to make a stunning characterful home with open field views to the side.

On entering the property, you are greeted with an open fire in the sitting room and stairs leading to the first floor. You then have access to the living room and the inner lobby. The sitting room is a spacious bright room with a cosy wood burner and double doors leading out to the garden. From the inner lobby you gain access to the downstairs shower room and beautiful shaker-style kitchen with built-in oven, hob, dishwasher, and Belfast sink.

With stairs rising to the landing, you gain access to three bedrooms. Principal and guest bedrooms both have built-in wardrobes. The family bathroom completes this floor with a traditional slipper bath.

Outside there is a gravel area to the front aspect for parking, raised shrub border, and steps to the front door. There is gated rear access to the walled garden which has two paved patio areas, and a lawn.





FREEHOLD

EPC: D

COUNCIL TAX: C

MAIN: Water, Gas and Electric.







SITTING ROOM: 5.04m max x 3.37m (16'7" x 11'1")

LIVING ROOM: 5.04m x 4.44m (16'7" x 14'7")

KITCHEN: 2.82m x 3.37m (9'3" x 11' 1")

REAR LOBBY:

SHOWER ROOM:

LANDING:

BEDROOM ONE: 3.40m max x 3.37m (11'2" x 11'1")

BEDROOM TWO: 2.25m x 4.44m (7'4" x 14'7")

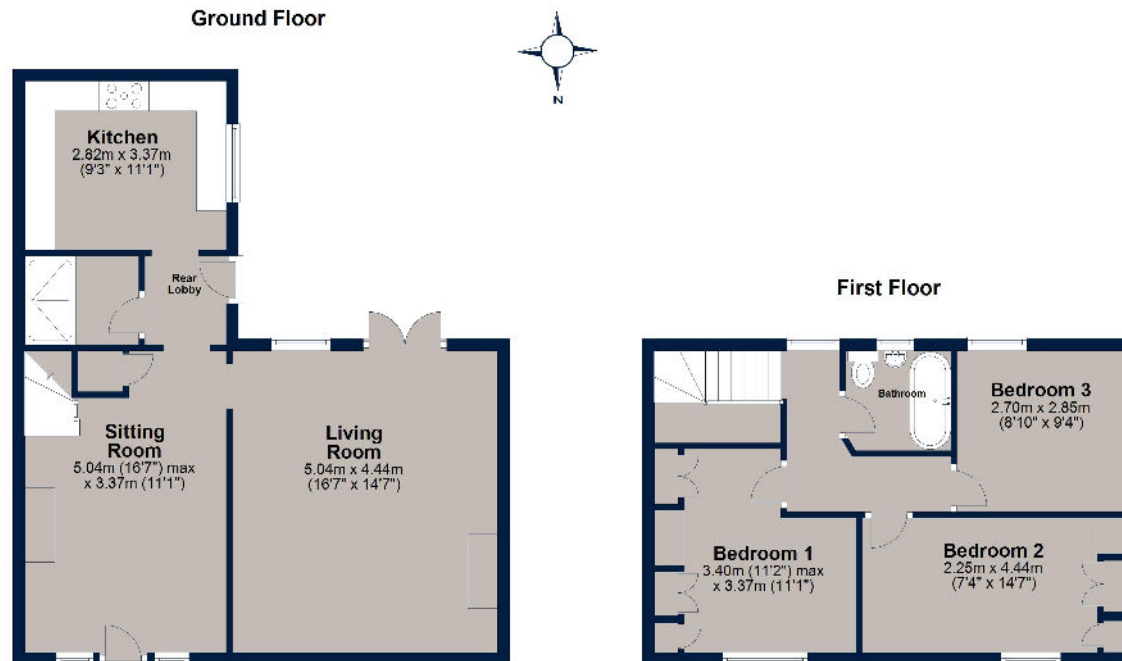
BEDROOM THREE: 2.70m x 2.85m (8'10" x 9'4")

FAMILY BATHROOM:





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Total area: approx. 95.0 sq. metres (1022.7 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo Plan produced using PlanUp.



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Conveniently located between Oakham and Melton Mowbray and offers a wonderful setting within the Rutland countryside.

The village offers a very well thought of C.E primary school. The lead HMI inspector stated that school is an outstanding school that is getting better and better.

There is a public house locally along with a local shop/post office and a bus service that services the village from Oakham and Melton Mowbray.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 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