



SPREY
PROPERTY



Main Street, Alexton
Offers In Excess Of £825,000





This charming, detached south-facing home, set behind electric gates within 0.33 of an acre with extensive accommodation of circa 2900sq ft includes a one-bedroom self-contained annex, garage, and parking for numerous vehicles. Easy access to both Leicester and Uppingham. It offers a perfect blend of countryside living and a homely feel throughout.

Nestled in the picturesque hamlet of Alexton, this well-maintained home boasts a large principal bedroom with built wardrobes and a newly fitted en-suite shower room. Three further double bedrooms and a family bathroom. The open-concept kitchen/dining area is filled with natural light by the dual aspect windows and doors that overlook the garden.

A spacious kitchen features an aga style cooker, a separate electric oven, and plenty of storage space. There is also plenty of workspace, making it a haven for any culinary enthusiast. A utility room is located just off the kitchen and downstairs shower room. There is a separate living room with an open fire, a study/playroom, and a generous vaulted hallway.

The Annexe: Accessed from the driveway, the Annexe opens into a lounge, from which is a large storage room. Stairs to the first floor on the right is a double bedroom with built-in wardrobes. To the left is a galley kitchen, creating good use of the space available, which then opens into a living-dining area. A shower room completes the annexe accommodation.

Outside to the rear garden, an ideal spot for outdoor entertaining, which is mainly laid to lawn with an area for a vegetable plot. And a large patio area that wraps around the rear of the house. To the front is an extensive driveway with access to a garage with post and rail fencing and electric gates. The property's location provides convenience, with easy access to local amenities and transport links. This residence offers a wonderful opportunity to experience countryside living.





Tenure: Freehold

Main: Water and Electric

Council Tax: F

EPC: E







ENTRANCE HALL: 4.51m x 3.93m (14'9" x 12'11")

STUDY/PLAYROOM: 3.05m x 3.60m (10' x 11'10")

LIVING ROOM: 4.00m x 4.60m (13'1" x 15'1")

KITCHEN: 3.74m x 6.67m (12'3" x 21'11")

DINING AREA: 3.98m x 3.70m (13'1" x 12'2")

UTILITY:

DOWNSTAIRS SHOWER ROOM:

LANDING:

BEDROOM ONE: 3.69m x 3.45m (12'1" x 11'4")

EN SUITE:

BEDROOM TWO: 3.79m x 3.57m (12'5" x 11'8")

BEDROOM THREE: 3.41m x 3.57m (11'2" x 11'8")

BEDROOM FOUR: 3.01m max x 3.45m (9'11" x 11'4")

FAMILY BATHROOM:

ANNEXE:

LIVING ROOM: 3.62m x 5.22m (11'11" x 17'2")

BEDROOM: 2.65m x 3.87m (8'8" x 12'8")

KITCHEN/DINING: 6.92m max x 3.87m max (22'8" max x 12'8" max)

SHOWER ROOM:

STORE:

W/C:

GARAGE: 4.49m x 5.22m (14'9" x 17'2")





Main Street, Alexton



Total area approx. 299.6 sq. metres (2802.4 sq. feet)
ALL MEASUREMENTS ARE TO THE FACE OF WALLS UNLESS OTHERWISE SPECIFIED. THE ABOVE ARE APPROXIMATE MEASUREMENTS.



Osprey Oakham
 4 Burley Road
 Oakham
 Rutland LE15 6DH
 01572 756675
 oakham@osprey-property.co.uk

Osprey Stamford
 7 Red Lion Street
 Stamford
 Lincolnshire, PE9 1PA
 01780 769269
 stamford@osprey-property.co.uk

Osprey Oundle
 6 Crown Court
 Market Place
 Oundle, PE8 4BQ
 01832 272225
 oundle@osprey-property.co.uk

Osprey Melton
 8 Burton Road
 Melton
 Leicestershire, LE13 1AE
 01664 778170
 melton@osprey-property.co.uk

Allextion is a small Leicestershire village within the picturesque Eyebrook Valley just three miles away from the thriving market town of Uppingham, which provides everyday amenities, a good selection of shops, cafés and restaurants a supermarket and several schools. Further schooling, both state and private, is available nearby in the market towns of Oakham, Stamford and Market Harborough as well as Leicester. The latter also provides a mainline rail connection. The Leicestershire Round public footpath runs through the village and the Rutland Round is just ¼ mile away. In addition, there are several bridleways with one running just to the south side of the far paddock. Rutland Water is just 6 miles away and offers sailing, windsurfing, walking, cycling fishing and a myriad of other activities as well as 1000 acres of nature reserve.

