

FOXHILL

WHISSENDINE, RUTLAND



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4 Foxhill

Whissendine
Rutland
LE15 7HP

A THREE/FOUR-BEDROOM DETACHED HOME SITTING IN A QUIET POSITION WITHIN THIS POPULAR RUTLAND VILLAGE.

Kitchen | Sitting Room | Dining Room | Conservatory
| Downstairs WC | Three/Four Bedrooms | Two
Bathrooms | Off-Road Parking & Single Garage |
Private Rear Garden | EPC - D

ACCOMMODATION

Enter the property into an entrance hall with doors to the ground floor accommodation, stairs rising to the first floor with a useful understairs cupboard. The large sitting room has a feature fireplace, a bay window to the front and double doors opening into the second reception room/dining room. The dining room also has a bay window looking out to the garden and another set of double doors lead into the conservatory that is glazed on all sides and opens out to the patio and garden beyond.

To the rear of the property sits the modernised kitchen with a comprehensive range of floor-standing and wall mounted units, an eye level oven with built-in microwave above, an induction hob with extractor over, integrated fridge and freezer and space and plumbing for a dishwasher. There is a door from the kitchen to the side of the property.

The downstairs WC sits just off the entrance hall and provides a door into the integral garage.

To the first floor there are 3/4 bedrooms depending on how you want to configure the bedroom accommodation. The principal bedroom sits to the front of the property with two windows overlooking

the front garden, a useful built-in cupboard and fitted wardrobes. Bedroom two, also sitting to the front again provides fitted bedroom furniture. Bedrooms three and four sit to the rear of the property and are both good size double rooms. Access to bedroom four is through bedroom three. Bedroom four has historically been used as a study/hobbies room.

All bedrooms are served by a family bathroom comprising a corner bath with shower over, low flush lavatory and wash hand basin. There is also a separate shower room with a corner shower enclosure, wash hand basin and bidet.

OUTSIDE

The property is approached via a tarmac driveway providing ample parking and access to the garage whilst also benefitting from a lovely front garden which is laid to lawn with mature flowers and shrubs.

To the rear of the property there is a patio area giving way to the main garden which is predominantly laid to lawn with mature floral and shrub borders as well as specimen trees providing year-round interest. The rear garden is a generous size and provides a great degree of privacy and security.

LOCATION

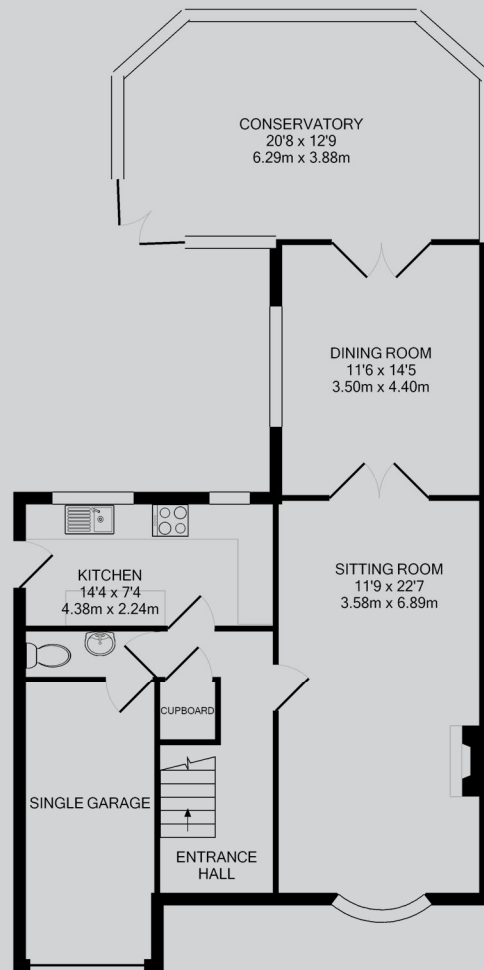
Whissendine is a large community village which lies approximately 5 miles from Oakham and 6.5 miles from Melton Mowbray. Within the village there are two public houses, a church, primary school and a fantastic village shop with café. In addition, there is a sports complex with playing fields and cricket ground just on the outskirts of the village. Whissendine is a great location for commuters with British Rail terminals at Oakham, Melton Mowbray and Grantham.

DIRECTIONAL NOTE

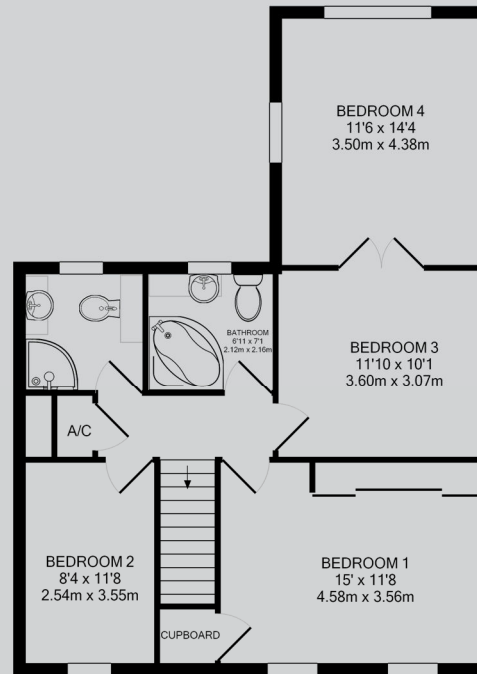
From Burley Park Way (the bypass) take a right hand turn at the roundabout signposted to Ashwell onto Ashwell Road and on entering the village of Ashwell take a left hand turn onto Whissendine Road. Continue through the village and over the bridge, you will find Foxhill on your right-hand side.







GROUND FLOOR



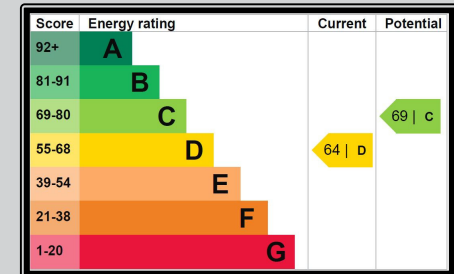
1ST FLOOR

4 Foxhill, Whissendine, Rutland LE15 7HP

House Total Approx Gross Internal Floor Area = 1796 sq. ft / 166.8 sq. m
Measurements are approximate, not to scale, illustrative purposes only.

SERVICES & COUNCIL TAX

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



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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.

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