



ROYCES LODGE

SEATON, RUTLAND

JAMES
SELICKS



“... BEAUTIFULLY-PRESENTED, STONE-BUILT FAMILY HOME ...”

A beautifully-presented, stone-built family home with four bedrooms, and generous living accommodation, nestled into the popular village of Seaton with views over the neighbouring countryside.

Breakfast Kitchen • Three Reception Rooms • Study • Utility Room, Downstairs Cloakroom • Three Double Bedrooms • One Single Bedroom • Family Bathroom, Two Ensuites • Off-Road Parking, Double Garage • Private Rear Garden, Timber Pod • Countryside Views • EER - D •

Accommodation

Enter the property into a spacious and light entrance hall with stairs rising to the first floor and access to the ground floor accommodation.

The ground floor consists of a breakfast kitchen with utility room, three reception rooms, a study, and a downstairs cloakroom. The breakfast kitchen sits to the right of the entrance hall with a comprehensive range of cabinetry, a variety of integrated appliances and a breakfast bar. An archway to one end leads to an inner hall with a door out to the side of the property and access to the utility room providing further storage and space for white goods. To the other end of the kitchen glazed double doors open into the timber-framed, vaulted dining room. There is a fully-glazed gable end with French doors opening out to the garden and another set of glazed double doors leading into the main reception room.

The main reception room is generously sized with a window overlooking the garden, glazed double doors back into the entrance hall and a feature fireplace with wood-burning stove. The ground floor is completed by two further reception rooms at the front of the property, one being used as a snug and the other as a study.

To the first floor there are three double bedrooms, a single bedroom and three bath/shower rooms. The master bedroom is at the rear of the property with a vaulted ceiling creating a real sense of space. A feature to note is the timber and glazed staircase rising to an ensuite bathroom with a free-standing bath, separate shower, his and hers wall hung basins, low flush lavatory and a heated chrome towel rail.

Bedroom two also overlooks the garden and is complemented by an ensuite shower room. Bedrooms three and four sit to the front of the property and are served by a family bathroom comprising a panelled bath with shower over, wash hand basin, low flush lavatory and heated chrome towel rail.



Outside

The property is approached via a gravelled driveway offering ample parking and access to the double garage. There are a variety of raised borders and timber gates providing access on either side of the property to the rear garden. The rear garden has been beautifully landscaped with an array of mature borders, shrubs, and specimen trees providing year-round interest. A patio sits directly off the property's living spaces offering a wonderful space for outdoor entertaining. A path leads to the end of the garden where there is a timber pod, currently used as a home gym but could be utilised in many ways.

Location

The village of Seaton lies approximately three miles southwest of the market town of Uppingham. Communications in the area are good with the A14 connecting with the M1 and M6 to the west, whilst to the east it joins the A1 near Huntingdon and M11 near Cambridge. Peterborough, accessed via the A47, is on the East Coast Mainline and provides regular trains to London and the north. Kettering and Market Harborough provide trains to London St Pancras. The area is well serviced with excellent private schooling at Uppingham, Oakham, Stamford and Oundle.

Services & Council Tax

The property is offered to the market with all mains services and an air source heat pump Council Tax Band G.

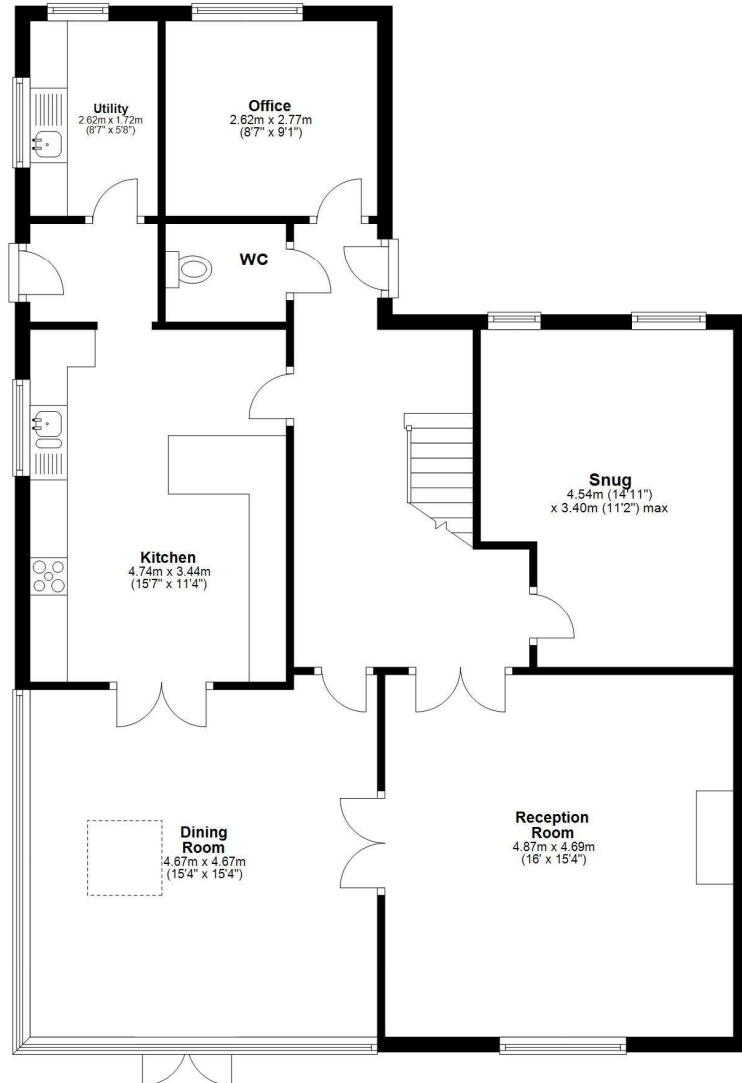
Tenure Freehold



Royces Lodge, Church Lane, Seaton, Oakham, Rutland LE15 9HR
House Total Approx. Gross Internal Floor Area excl. Garage = 2204 ft² / 204.8 m²
Measurements are approximate, not to scale, illustrative purposes only.

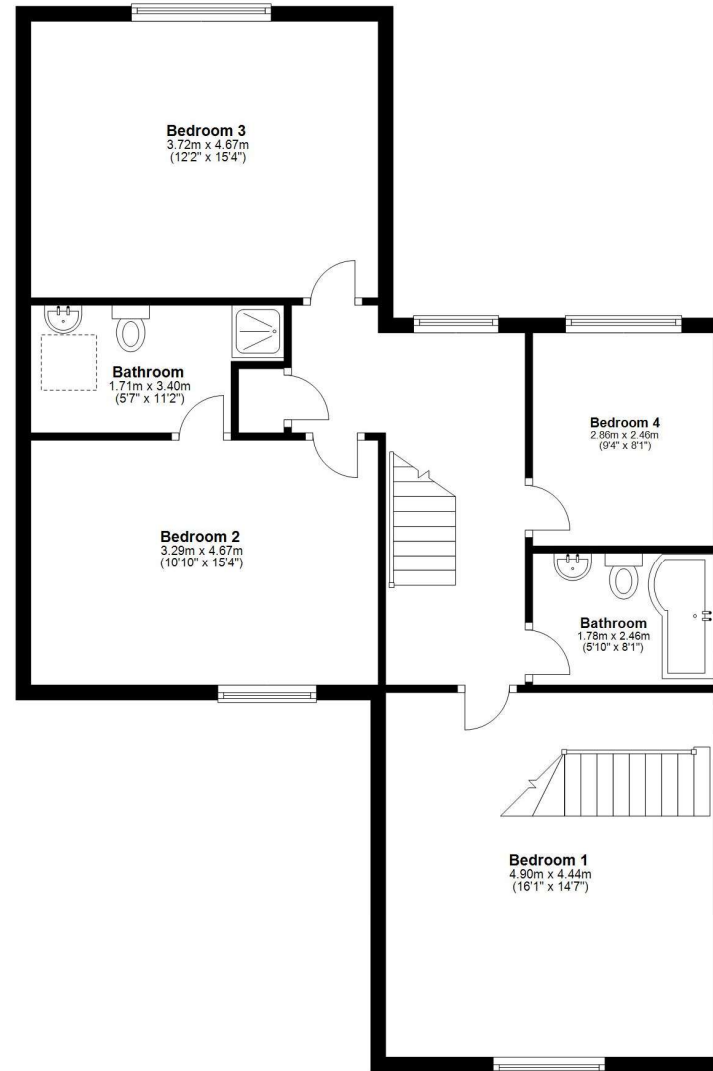
Ground Floor

Approx. 109.1 sq. metres (1174.1 sq. feet)



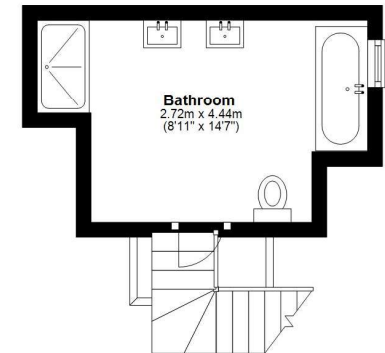
First Floor

Approx. 85.4 sq. metres (919.0 sq. feet)



Second Floor

Approx. 10.3 sq. metres (110.9 sq. feet)





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

www.jamesselicks.com



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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 you are contemplating travelling some distance to view the property.