



## JESTER COTTAGE

MAIN STREET, LYDDINGTON

JAMES  
SELICKS







## “... MODERN, BUT CHARACTERFUL IN STYLE, THREE-BEDROOM COTTAGE ...”

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**Jester Cottage, built only fifteen years ago, is a modern but characterful in style, three-bedroom cottage with off-road parking, garaging and a well-established plot of approximately 0.3 acres, tucked away at the heart of the much sought-after village of Lyddington.**

Dining Kitchen, Utility Room • Living Room • Utility Room, Downstairs Cloakroom • Three Bedrooms • Family Bathroom, One Ensuite • Mature Garden, Approx. 0.3 Acre Plot • Off-Road Parking, Garaging • Sought-After Village Location • EER - C •

### Ground Floor

A solid oak door opens into a spacious entrance hall with doors to the ground floor and stairs rising to the first floor.

Double doors open into the light and airy living room with two windows to the front, a feature fireplace with a gas-fired stove and another set of glazed double doors opening into the dining kitchen.

The dining kitchen has a good range of shaker style units with a variety of integrated appliances and space for a Range style cooker. A set of French doors open from the dining area out to the patio and garden beyond.

The ground floor is completed by a useful utility room with space for white goods, access to the downstairs cloakroom and a door back into the entrance hall.



## First Floor

To the first floor, a large landing gives way to three, well-sized double bedrooms. The principal bedroom is complemented by an ensuite shower room, and the further two bedrooms are served by a family bathroom.

The family bathroom comprises a bath, separate shower, wash hand basin and low flush lavatory.

## Outside

To the front of the property there is ample parking on the driveway with both a garage and a carport. An access to the right of the property leads to the rear garden.

The rear garden is a wonderfully private and well-established space with a south-westerly orientation enjoying the sun throughout the entirety of the day. A patio flows off the dining kitchen offering the ideal area for outdoor entertaining with steps leading up to the garden.

The garden itself is an extraordinarily large size for this kind of property and a real bonus for families and keen gardeners. It is mainly laid to lawn with an array of mature borders, variety of specimen trees and hedging or fencing on all boundaries creating a good degree of privacy and security.

“... WONDERFULLY PRIVATE AND WELL-ESTABLISHED GARDEN WITH A SOUTH-WESTERLY ORIENTATION ...”

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### Location

Lyddington is a charming and highly sought-after village by virtue of the interesting mix of character properties. The village has an active social life, two popular public houses, a church, and a village hall. The historic market town of Uppingham is situated just two miles away offering a fabulous range of specialists shopping, sporting, recreational facilities and easy access to Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

### Services & Council Tax

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

### Tenure

Freehold





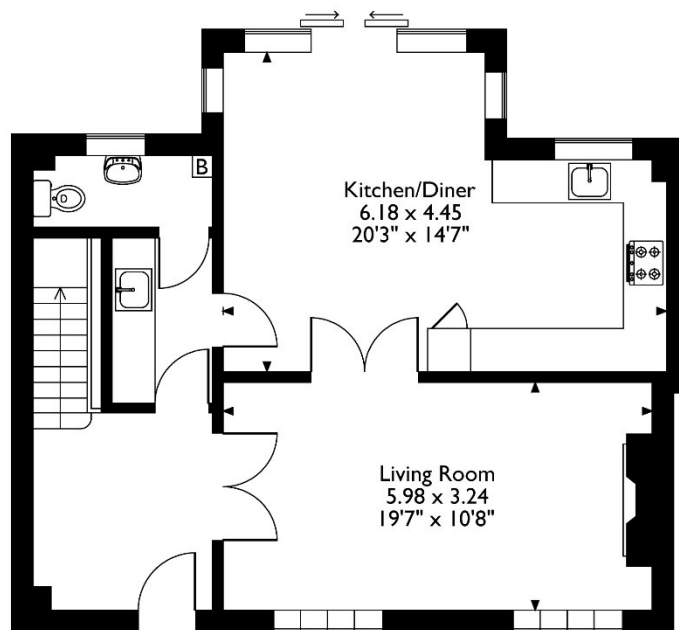




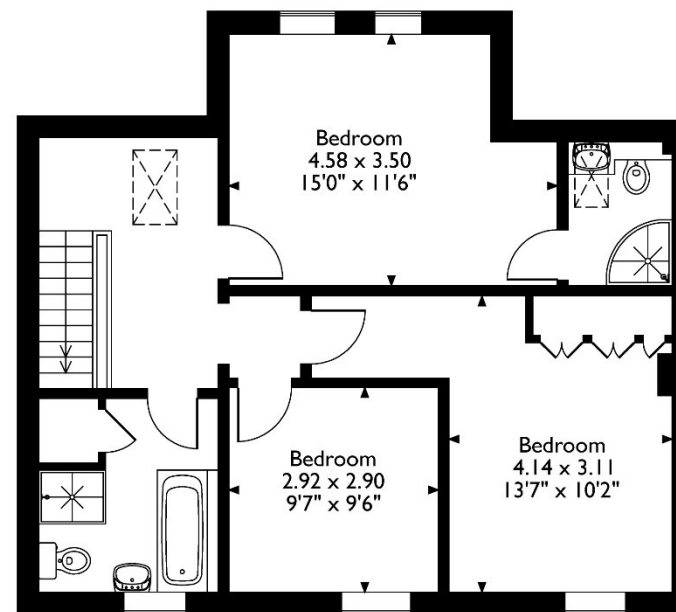
Jester Cottage, 67b Main Street, Lyddington, Oakham, Rutland LE15 9LS

House Total Approx. Gross Internal Floor Area incl. Garage = 1497 ft<sup>2</sup> / 139 m<sup>2</sup>

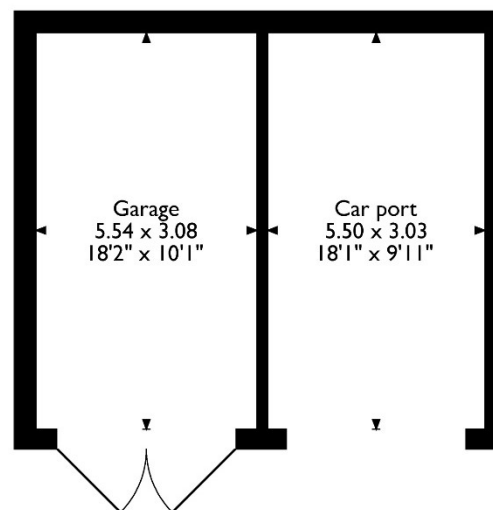
Measurements are approximate, not to scale, illustrative purposes only.



**Ground Floor**



**First Floor**







**JAMES  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Important Notice

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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.

