



## WHISSENDINE

5 & 7 STATION ROAD, RUTLAND, LE15 7HG

Guide price:  
**£299,950**  
NO CHAIN

A pair of former farm workers cottages offering the potential to form one larger dwelling. The accommodation has gas fired central heating and in total there are four Reception Rooms, two Kitchens, Utility Room, small Cellar, five Bedrooms and two Bath/Shower Rooms. Partially walled rear garden with driveway to the side and a large barn/former cow shed to the rear offering a variety of potential uses.

Viewing is strictly by appointment with the sole agents.

**Tel: 01664 410166**

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



# Great potential



A pair of former farm workers cottages situated on a quiet lane within this popular Rutland village having views of the Church to the front. The cottages require further modernisation and upgrading and offer the potential to form into one single dwelling. The accommodation has gas fired central heating and the pair offer the following accommodation: four Reception Rooms, two Kitchens, Utility Room, Pantry and Cellar, five Bedrooms to the First Floor and two Bath/Shower Rooms. Outside offers front gardens and driveway to the side leading to a partly walled private rear garden. At the back of the garden is a barn/former cow shed which offers a variety of potential uses. The village has a variety of facilities including Primary School, Shop, Post Office, Public House, Church and Village Hall. Whissendine is situated between the market towns of Melton Mowbray and Oakham.

# Viewing highly recommended

## ACCOMMODATION

### NO. 5

**ENTRANCE HALL** with door to the front and staircase to First Floor.

**LOUNGE** having window to the front, tiled fireplace, beams and radiator.

**DINING ROOM** having window to the rear, gas fire with central heating back boiler, beams, under stairs storage cupboard and Pantry.

**KITCHEN** having window and door to the side, base and wall units with work surfaces and stainless steel sink top and electric cooker point.

### **FIRST FLOOR LANDING**

**BEDROOM ONE** having window to the front having views towards the Church, radiator and built-in cupboard.

**BEDROOM TWO** having window to the side and radiator.

**SHOWER ROOM** having window to the rear with suite comprising w.c., wash basin and shower cubicle, radiator and built-in airing cupboard with hot water cylinder.

### NO. 7

**ENTRANCE HALL** with door to the front, radiator and staircase.

**LOUNGE** having window to the front, brick open fireplace and beam.

**KITCHEN** having upvc double glazed window to the front, stable door to the rear, a good range of fitted base and wall units with work surfaces, stainless steel sink top, gas cooker, radiator and cupboard housing the Vaillant combination boiler.

**DINING ROOM** having two windows to the rear, radiator and shelved cupboard.

**PANTRY** having window to the rear and door giving access to the Cellar.

**LEAN-TO UTILITY ROOM** having window and door to the side and stainless steel sink.

### **FIRST FLOOR LANDING**

**BEDROOM ONE** having two windows to the front with views of the Church.

**BEDROOM TWO** having windows to the front and rear, radiator and cast iron fireplace.

**BEDROOM THREE** having window to the rear, radiator and built-in cupboard.

**BATHROOM** having window to the rear, suite comprising w.c., wash basin and bath, tiled splashbacks and radiator.

**OUTSIDE:** To the front are raised cottage-style gardens with footpaths to both front doors and gravelled driveway to the side of the property which in turn leads to a partly walled rear garden having concreted yard area, retaining walls, lawns and flower beds. To the rear of the garden is a brick built former cow shed/barn which offers great potential for a variety of uses, subject to necessary planning if required.



## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

**TENURE:** Freehold, vacant possession upon completion.

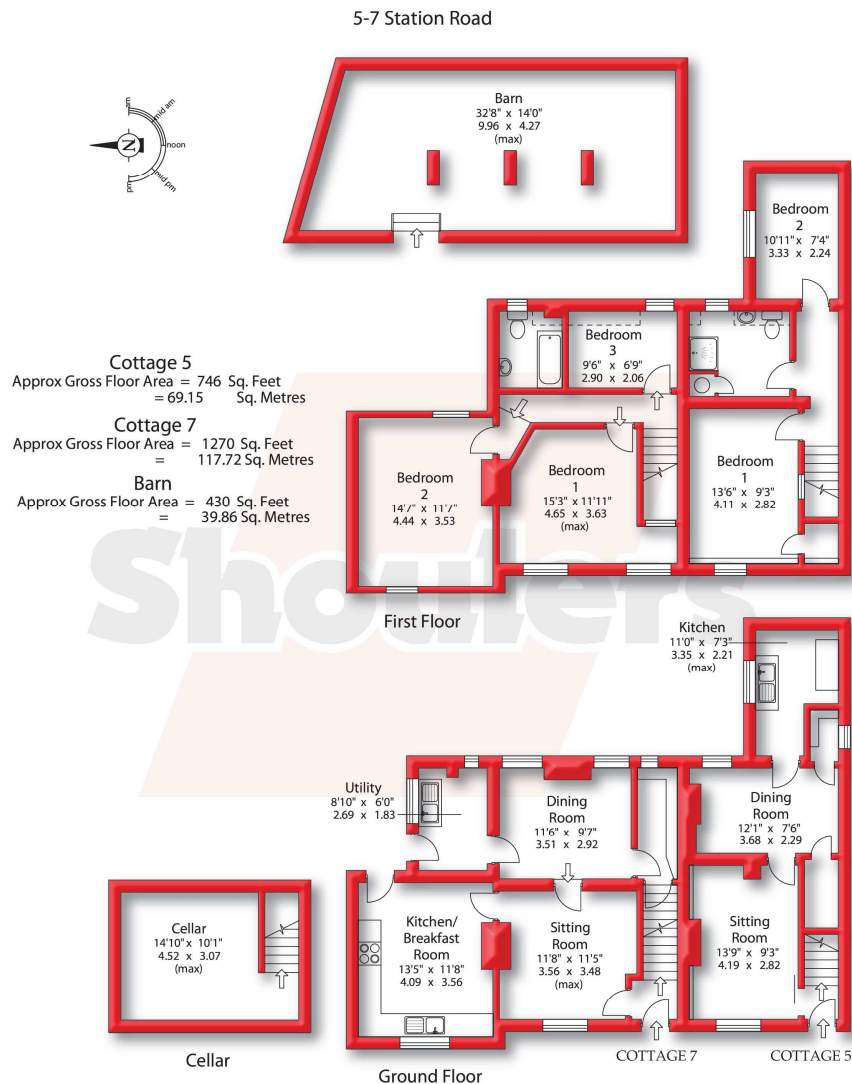
**SERVICES:** Mains gas, electricity, water and drainage.

**COUNCIL TAX:** Melton Borough Council (01664) 502502.

**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.

**DIRECTIONS:** Leave Melton Mowbray via the A606 Burton Road passing through Burton Lazars and after a short distance take the left hand turning at the crossroads towards Whissendine. Upon entering the village turn left at the T-junction and follow the main street through the village. After passing the Church take the left hand turning into Station Road and the cottages will be seen on the right hand side.

## FLOOR PLAN



For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com

Wilton Lodge, Wilton Road,  
Melton Mowbray, Leicestershire LE13 0UJ

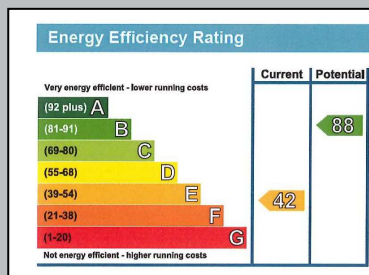
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### No. 5 EPC



### No. 7 EPC

