

THE MULLIONS

22 MAIN STREET, PRESTON, RUTLAND



**JAMES
SELICKS**

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The Mullions
22 Main Street
Preston
Rutland
LE15 9NJ

Guide Price: £260,000

A beautiful stone built cottage, Grade II listed, located in the desirable Rutland village of Preston.

Dining Room | Sitting Room | Kitchen | Study |
Two Double Bedrooms | Bathroom | Courtyard
Garden | Grade II Listed | EPC-D

ACCOMMODATION

Enter the property into a dining hall with a feature fireplace and doors on into the kitchen and sitting room. The kitchen has a good range of floor standing and wall mounted cupboards and drawers. There is an integrated electric oven and hob with extractor over. Space and plunging for washing machine, fridge and freezer, there is a door out to terrace and garden beyond. The ground floor accommodation continues into the sitting room, complete with inglenook fireplace and original salt cupboards to the side. Two windows to the front elevation and stairs rising to the first floor, a door into a second reception room currently used as a study.

FIRST FLOOR

The first floor accommodation comprises of two double bedrooms and the bathroom. The bathroom has a wash hand basin set into a vanity unit, low flush WC and a corner bath with shower over.

OUTSIDE

To the outside, there is a courtyard garden with a verity of mature shrubs and flowers. To the rear of the kitchen there is a pergola providing shade, an ornate pond and space for a storage shed and access to get to the front of the property via a shared access way.

LOCATION

The pretty village of Preston is located just under two miles North of the market town of Uppingham which provides a good choice of local amenities and facilities including a local market twice a week and a choice of excellent private and state schools. The A47 provides easy access to Peterborough, Leicester and beyond whilst the east coast mainline, running through Peterborough, allows easy access to London and the north-east of England

DIRECTIONAL NOTE

Head out of Oakham on the Uppingham Road, on entering the village of Preston take the first right onto main street. The Mullions can be found a little way down on the left hand side.

SERVICES

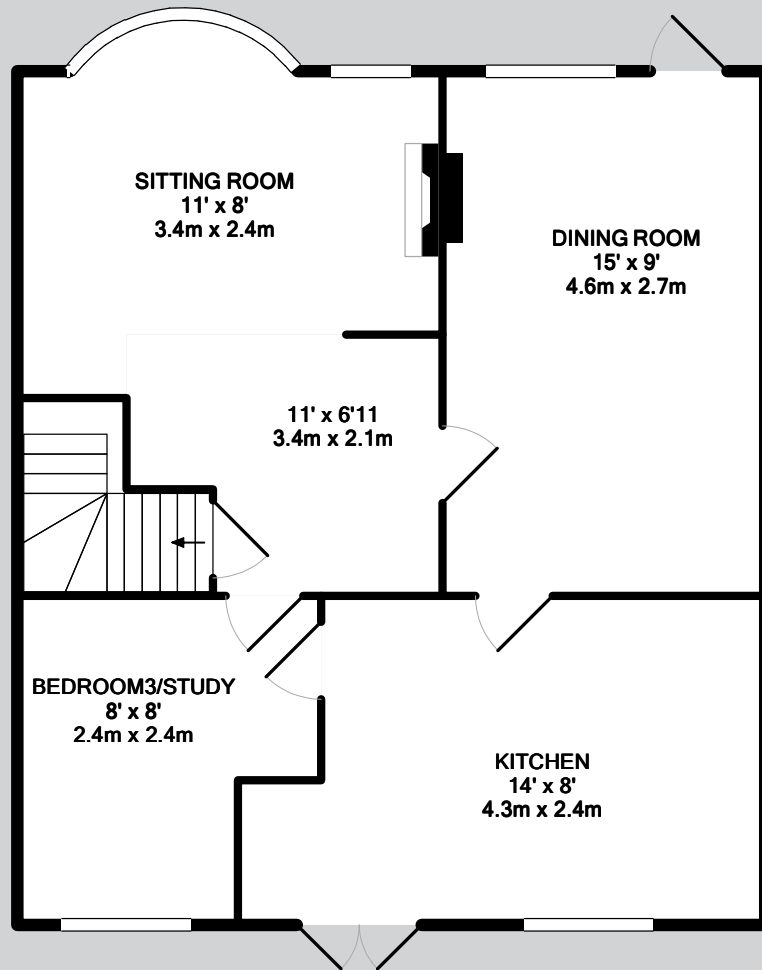
The property is offered to the market with all mains services



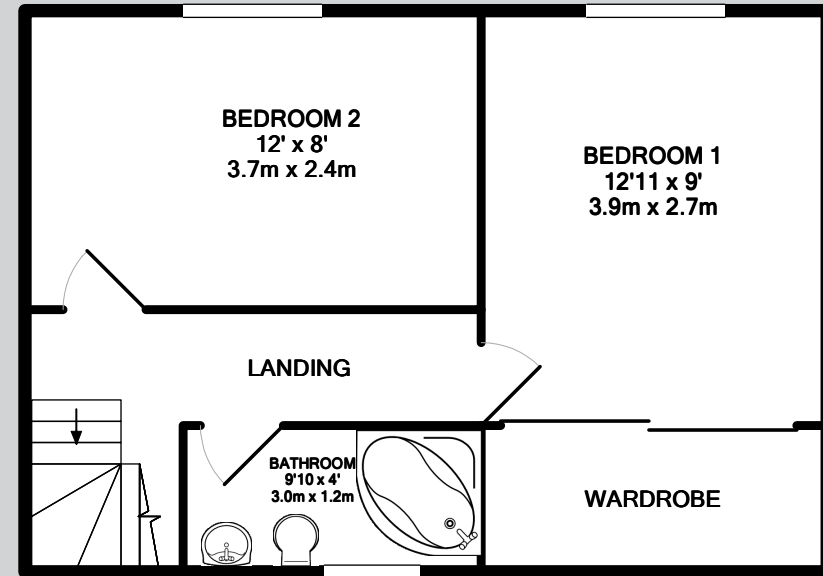


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The Mullions, 22 Main Street, Preston, Rutland, LE15 9NJ
House Total Approximate Floor Area: 82 Sq Mt / 882 Sq Ft
Measurements are approximate, not to scale and for illustrative purposes



GROUND FLOOR



1ST FLOOR



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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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