

Alexanders

Witham Road

Thistleton





# Witham Road

## Thistleton

- Extended semi detached home
- Countryside views
- Sought after rural location
- Spacious kitchen/dining room
- Two/three reception rooms
- Three/four bedrooms
- Utility room
- Potential to extend (STP)
- EPC Rating C/ Council Tax Band B/ Freehold

### Agents Note

Fabulous location and views with great potential.

### Location

Situated about 8 miles from Oakham. Within the village is a church and the nearby village of Market Overton has a post office/general store, a public house and doctor's surgery. In addition, the Lincolnshire village of South Witham is a short drive away where again there is a post office/general store, supermarket and two public houses.

The village is well positioned for commuting to various centres with the A1 being a short drive away affording easy access to Grantham, Stamford and Peterborough and at the latter point there is a main line station with good services to London, King's Cross, the journey time taking approximately 50 minutes.

### Accommodation Summary

Entrance hall, living room, kitchen/dining room, snug/playroom, bedroom four/reception room, utility, shower room, three double bedrooms to the first floor.

Outside of the property, there is a large driveway and an expanse of lawn views over the countryside.



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## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01664) 896332.

## Tenure

Freehold.

## Services

We are advised that mains gas, electricity, water, and drainage are connected.

## Local Authority

Rutland County Council, Catmose House, Catmos Street, Oakham, Rutland, LE15 6HP (Tel: 01572 722577). Council Tax Band B.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Money Laundering

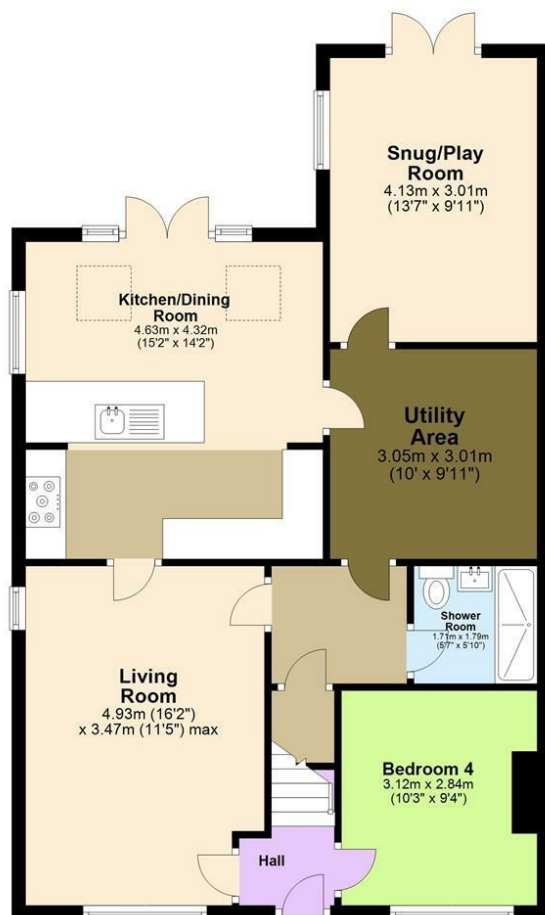
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





## Ground Floor

Approx. 79.7 sq. metres (857.5 sq. feet)



## First Floor

Approx. 47.0 sq. metres (506.4 sq. feet)



Total area: approx. 126.7 sq. metres (1363.9 sq. feet)



Viewing by appointment only

**Alexanders**

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## Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.