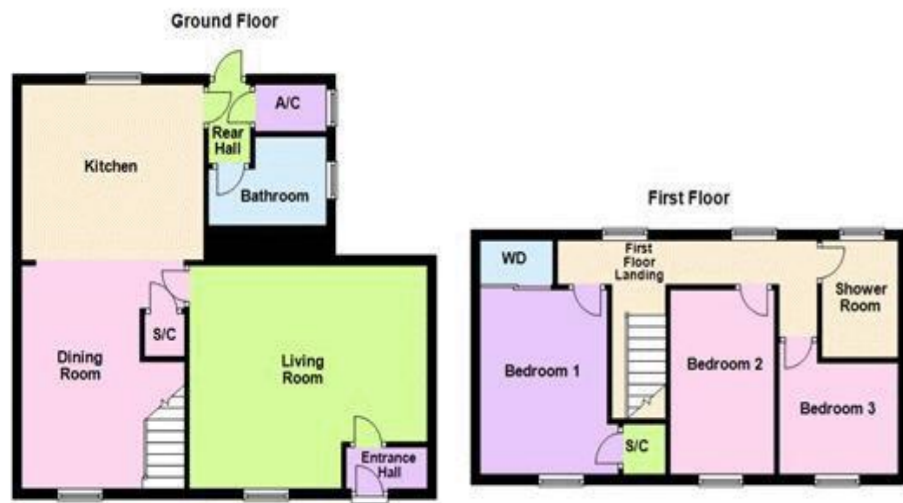


## Floorplan



## Measurements

<b>Living Room</b>	17' 2" x 14' 4" (5.23m x 4.37m)
<b>Dining Room</b>	14' 2" x 12' 0" (4.31m x 3.65m)
<b>Kitchen</b>	13' 2" x 11' 2" (4.01m x 3.40m)
<b>Bathroom</b>	8' 5" x 5' 8" (2.56m x 1.73m)
<b>Bedroom 1</b>	11' 9" x 9' 2" (3.58m x 2.79m)
<b>Bedroom 2</b>	11' 9" x 8' 2" (3.58m x 2.49m)
<b>Bedroom 3</b>	8' 8" x 7' 8" (2.64m x 2.34m)
<b>Shower Room</b>	6' 6" x 5' 9" (1.98m x 1.75m)



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"A Rural Retreat"





## “A Rural Retreat”

This pretty extended detached cottage is situated within the sought after village of Caldecott which provides good access to Uppingham and Corby. The property offers a modern interior which retains some character features and offers a well-balanced floor plan to include a living room with an exposed stone wall, fitted kitchen/dining room, rear hall and a bathroom. Upstairs, there are three well-proportioned bedrooms and a shower room. Outside there is a double width driveway providing parking and a lovely rear garden which offers views over the neighbouring countryside.

## Property Highlights

Extended detached stone cottage located in the sought after village of Caldecott which is being offered for sale with no upward chain.

The property offers spacious accommodation which has been updated by the current vendors.

Well-proportioned living room with a newly laid timber effect laminate floor and a feature exposed stone wall.

Kitchen/dining room fitted with a modern range of eye and base level units with roll top worksurfaces incorporating a single drainer sink with a swan neck mixer tap, ceramic hob with extractor hood above, fitted eyeline double oven, integrated dishwasher, space and plumbing for a washing machine, island unit, ceramic tiled splash backs, quarry tile flooring in the kitchen area, exposed stone wall and space for a dining table.

Bathroom fitted with a white three-piece suite to comprise of a panel enclosed bath, pedestal wash hand basin, close coupled WC and ceramic tiled splash backs.

On the first floor, there are three well-proportioned bedrooms with the master benefiting from a fitted wardrobe.

Modern fitted shower room with a double shower cubicle, wash hand basin set on a vanity style unit with cupboards under, close coupled WC and ceramic tiled splash backs.

Further benefits are gas radiator heating, UPVC double glazed windows, off road parking and attractively landscaped gardens.

## Outside

The property is located in the desirable village of Caldecott and offers a shared driveway to the side providing access to the off-road parking. The rear garden is fully enclosed by timber panel fencing and red brick walls and has been landscaped with a paved patio seating area accompanied by the main lawn and herbaceous planted borders. The garden affords views over the neighbouring countryside to the rear.

The Old Post Office  
Lyddington Road,  
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Fixed £375,000

