



MOLE END
BRAUNSTON







Mole End is an attractive stone-built home, situated in the popular Rutland village of Braunston.

The internal accommodation offers an entrance hallway, cloakroom, ground floor bedroom with ensuite shower room, home office and large open plan living kitchen with central island and attractive dining space in the oak garden room with full glass and feature vaulted ceiling, separate utility room. Stairs lead up to the large first floor sitting room, large master bedroom with ensuite bathroom, second guest suite with ensuite shower room, third double bedroom and a separate family bathroom.

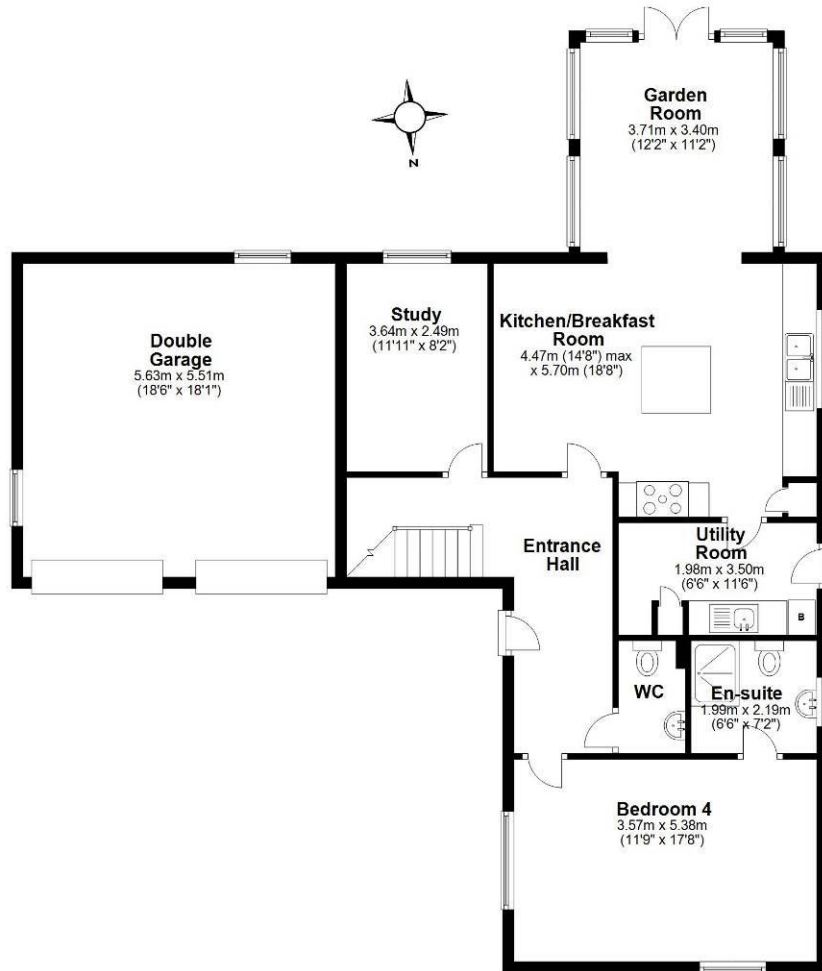
The property offers flexible accommodation which could be useful for multi-generational living, including the potential to create ground floor integral annexe space. The layout could also be altered to offer all the bedrooms on the first floor, and all living space to the ground floor.

Externally, the property offers a paved driveway to the front providing off-road parking and integral double garaging. The rear garden is fully enclosed, with spacious area of lawn and a raised paved patio for seating.

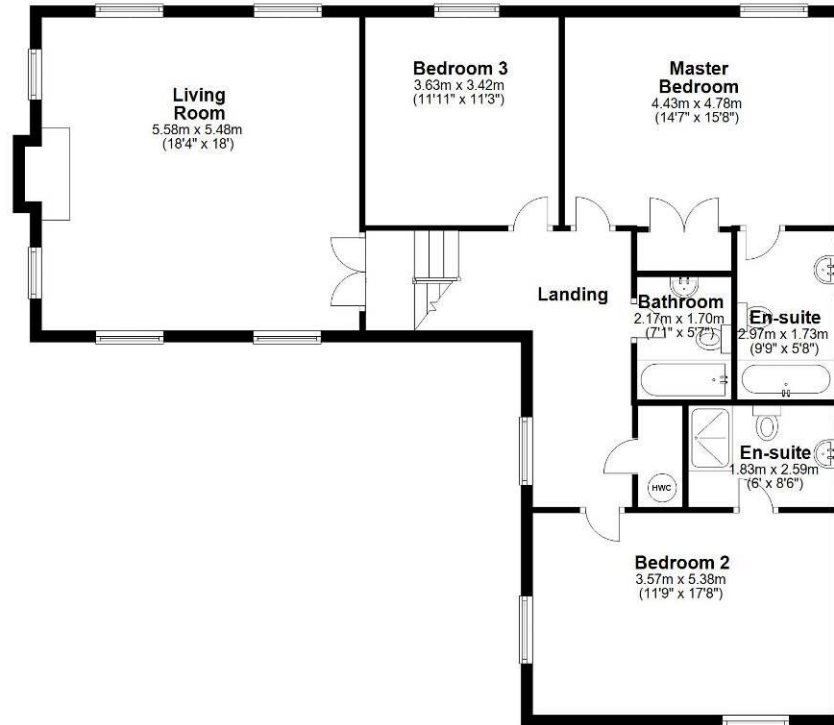
Offered to the market with NO ONWARD CHAIN.

All situated in the heart of this popular idyllic Rutland village, with a renowned public house and Church. Braunston is conveniently located nearby the market towns of Oakham and Uppingham which provide a wide range of amenities and a choice of excellent state and private schooling for children of all ages. More extensive facilities are found in Stamford, Market Harborough, Melton Mowbray and Peterborough. Rutland Water is a feature of the area providing a wealth of leisure, walking, sailing and other water sport opportunities. Excellent transport links from Oakham and the surrounding areas, including a direct rail link to London Kings Cross/St Pancras.

Ground Floor
Approx. 126.6 sq. metres (1362.7 sq. feet)



First Floor
Approx. 113.3 sq. metres (1219.2 sq. feet)



Total area: approx. 239.9 sq. metres (2581.9 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

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