



CONISTON ROAD

EDITH WESTON, RUTLAND

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“... AN EXTENDED, THREE-BEDROOM, SEMI-DETACHED PROPERTY...”

An extended, three-bedroom semi-detached property that has been beautifully presented with breath-taking views over Rutland Water, located on the edge of the popular village of Edith Weston.

Entrance Hall • Breakfast Kitchen • Two Reception Rooms • Downstairs WC • Master Bedroom with Ensuite • Two Further Double Bedrooms • Family Bathroom • Front & Rear Gardens • Off-Road Parking • EER - D

Accommodation

Enter the property into a light entrance hall providing access to the ground floor accommodation and stairs to the first floor.

The kitchen offers a great range of floor standing and wall mounted units, a one and a half sink, a Range style cooker with extractor over, an integrated dishwasher, fridge and freezer and a breakfast bar with space for two stools. There is an opening from the kitchen into the lounge providing an open line of sight to the lounge, garden, and views of Rutland Water beyond.

Across the hallway from the kitchen sits the dining room with a feature fireplace and windows to two elevations allowing an abundance of light and a view of Rutland Water to the rear.

The lounge is a large and light space with a set of double sliding doors, framing the wonderful views of Rutland Water and leading out to a patio and garden. The ground floor is completed by the downstairs WC with low flush lavatory and corner wash hand basin.

To the first floor you will find the bedroom and bathroom accommodation. The master bedroom sits to the rear of the property with two large windows taking advantage of the panoramic views over Rutland Water and open countryside. This bedroom is complemented by an en-suite shower room with low flush lavatory, wash hand basin and shower.

Bedroom two and three, both being doubles, sit to the front of the property and offer ample storage. Bedroom two has windows to two elevations including a beautiful view of Rutland Water, whilst bedroom three overlooks the landscaped front garden. The bedrooms are served by a generously sized family bathroom with low flush lavatory, wash hand basin and bath with shower over.



Outside

To the outside of the property, the front provides off road parking on the driveway. The house benefits from a mature front garden with access to the right-hand side of the property leading to the rear garden.

The rear garden has a spectacular Rutland Water view. It has a patio accessed straight off the lounge giving way to a large lawn with mature floral borders and exotic palm trees.

Location

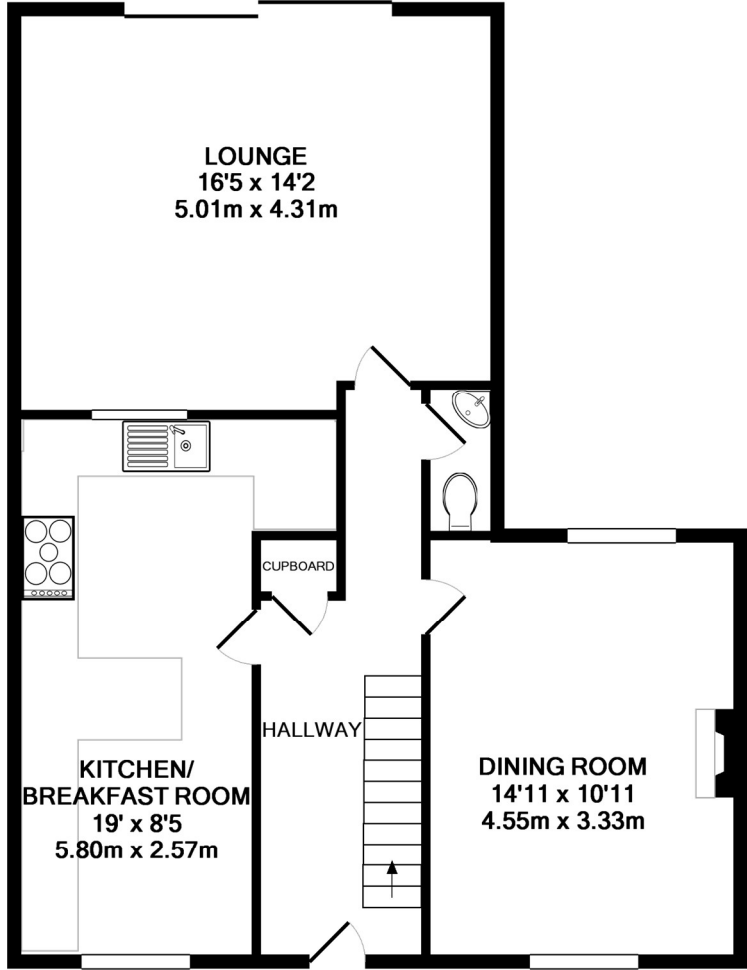
Edith Weston is a thriving water village on the shores of Rutland Water, Europe's largest man-made reservoir. The village has a shop, public house and sailing club. The market towns of Uppingham, Oakham and Stamford provide a range of niche shopping, leisure and recreational facilities. The area offers many scenic walks, beautiful countryside and leisure facilities associated with Rutland Water including bird watching, fishing, sailing and golfing.

Services & Council Tax

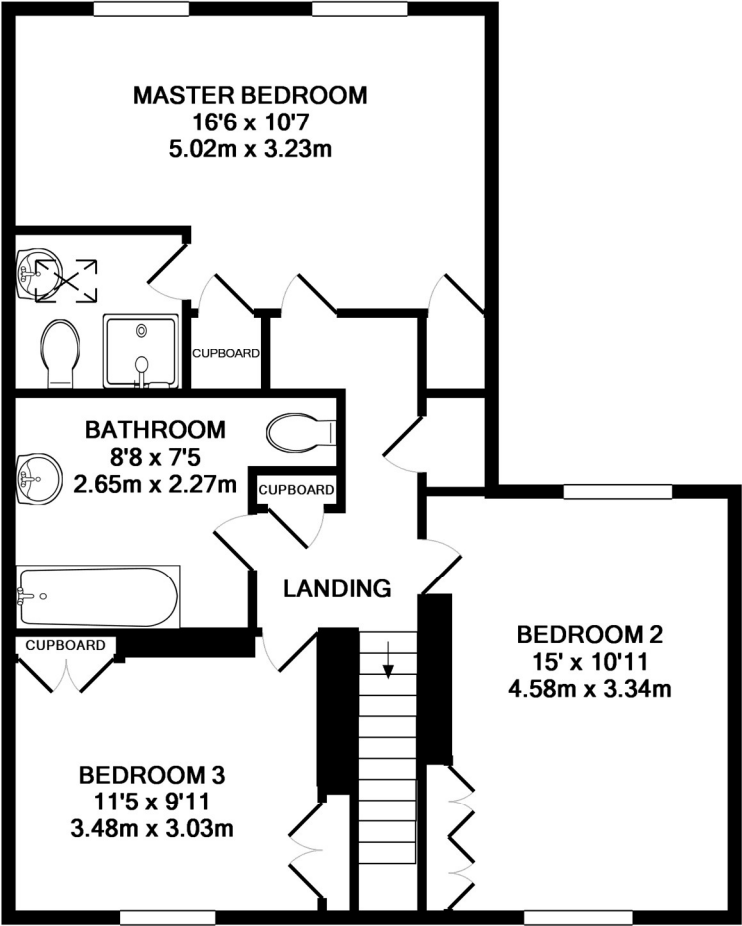
The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band C.



33 Coniston Road, Edith Weston, Oakham, Rutland LE15 8HP
House Total Approx. Gross Internal Floor Area excl. Garage = 1335 ft² / 124.1 m²
Measurements are approximate, not to scale, illustrative purposes only.



GROUND FLOOR



1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice

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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.