



GLASTON ROAD
WING, RUTLAND

JAMES
SELLICKS



“... FOUR-BEDROOM, DETACHED FAMILY HOME ...”

A high-specification four-bedroom detached family home, located in the sought-after village of Wing. This newly completed property offers spacious accommodation, quality traditional finishes, off-road parking, garaging, and countryside views.

Open Plan Living Kitchen • One Reception Room • Second Reception Room/Study • Utility Room, Downstairs Cloakroom • Four Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Single Garage • Private Rear Garden • Countryside Views • NO CHAIN

Accommodation

The ground floor features a spacious entrance hall with a fitted cloak cupboard. To the front of the property is a well-proportioned reception room, fully carpeted and equipped with TV and internet points. The room is centred around an attractive fireplace with a stone hearth and oak mantel, and benefits from a real chimney, offering the potential to install a log-burning stove in the future.

The impressive open-plan living kitchen has been fully fitted with quartz worktops, a Belfast sink, built-in tall fridge and separate freezer, an integrated dishwasher, and a freestanding range oven with extractor above. A glass roof section above the sink provides excellent natural light, and the floor has been fully tiled throughout. Leading off the kitchen is a substantial oak-framed room with a vaulted ceiling, featuring four electrically operated roof windows and a full gable-height glazed wall overlooking the rear garden and open countryside. This space is fully tiled and fitted with TV and internet points, along with multiple power sockets.

A walk-in pantry has been completed with built-in cupboards topped with oak worktops, shelving above, multiple sockets, a tiled floor, and a window providing natural light and ventilation. The utility room is fitted with cupboards, oak worktops, a sink, and full plumbing and electrics for both a washing machine and a separate dryer.

A separate second reception room/study has been completed with carpeting and includes a large under-stairs storage cupboard, as well as TV and internet points. The ground floor accommodation is completed by a fully fitted downstairs cloakroom.

The first floor comprises four well-proportioned double bedrooms. The principal bedroom has been completed with built-in wardrobes and is fitted with TV and internet points, and benefits from a private en suite featuring a large walk-in shower and an illuminated wall mirror.

The remaining bedrooms are served by a spacious family bathroom, which has been fully fitted with a freestanding bath, a large separate shower, a heated towel rail, and an illuminated mirror.



Outside

Outside, the front of the property provides ample off-road parking via a private driveway, with access to a detached single garage fitted with an electric door. To the rear, the garden enjoys a generous patio that wraps around the property, leading onto a lawn. Boundaries are defined by a mix of fencing and walling, ensuring privacy, with a post-and-rail fence to the rear allowing uninterrupted views across neighbouring fields.

Location

Wing is a much sought-after Rutland village based south of Rutland Water, four miles from Oakham and three miles from Uppingham. The village has a very active community and has a popular farm shop comprising a restaurant/tearoom and provides a comprehensive range of local farm produce, fine wine and everyday essentials. There is a bus service to all local market towns, great road links to Leicester, Stamford and Peterborough and the area is particularly well served by plenty of popular schooling in both the state and private sectors.

Services

The property is offered to the market with all mains services and an air source heat pump, providing heating and hot water in a sustainable way that future-proofs the home.

Tenure

Freehold



5 Glaston Road, Wing, Oakham, Rutland LE15 8RU

House Total Approx. Gross Internal Floor Area incl. Garage = **2196 ft² / 204 m²**

Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Measurements and Other Information

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