Bracknell Cottage

Wytchley Road,
Normanton, Rutland LE15 8RP

*****CASH BUYERS ONLY***** OPEN DAY SATURDAY 18TH JUNE 13:00 TO 15:00 - PLEASE CALL TO REGISTER

A handsome stone-built, three-bedroom period home sitting on a generous plot offering beautiful far-reaching countryside views and huge potential to extend and modernise.

• Kitchen • Dining Room • Sitting Room • Downstairs WC • Three Bedrooms • Family Bathroom • Generous Plot • Countryside Views • Short Walk to Rutland Water • Potential To Modernise

GROUND FLOOR

Enter the property into an entrance hall with stairs rising to the first floor, useful coats cupboard and doors to the sitting room and kitchen.

The property has a large sitting room with a feature fireplace housing a multi-fuel burning stove. There are windows to the front and French doors to the side opening out to the garden. This room is filled with light and provides lovely views into the garden and over the adjacent farmland.

The kitchen can be accessed from either the entrance hall or sitting room. There is a range of floor-standing cupboards and drawers, space for white goods and two large windows allowing plenty of light. The kitchen flows into the dining room that sits to the rear of the property with a window to the side and sliding glazed door opening out to a patio and the surrounding garden beyond.

Just off the dining room is a rear entrance lobby with doors both into the downstairs WC and out to the garden.

FIRST FLOOR

To the first floor a generous landing gives access to the bedroom and bathroom accommodation. The principal bedroom sits to the front of the property. It is a generous sized light filled room with wonderful views to the front over open countryside.
Bedroom two, also a generous size double room, has a window to the side also providing lovely views.

Bedroom three is the smallest of the bedrooms but still a perfectly good-sized single room with a window overlooking the garden. All three bedrooms are served by the family bathroom with bath, wash hand basin and low flush lavatory.

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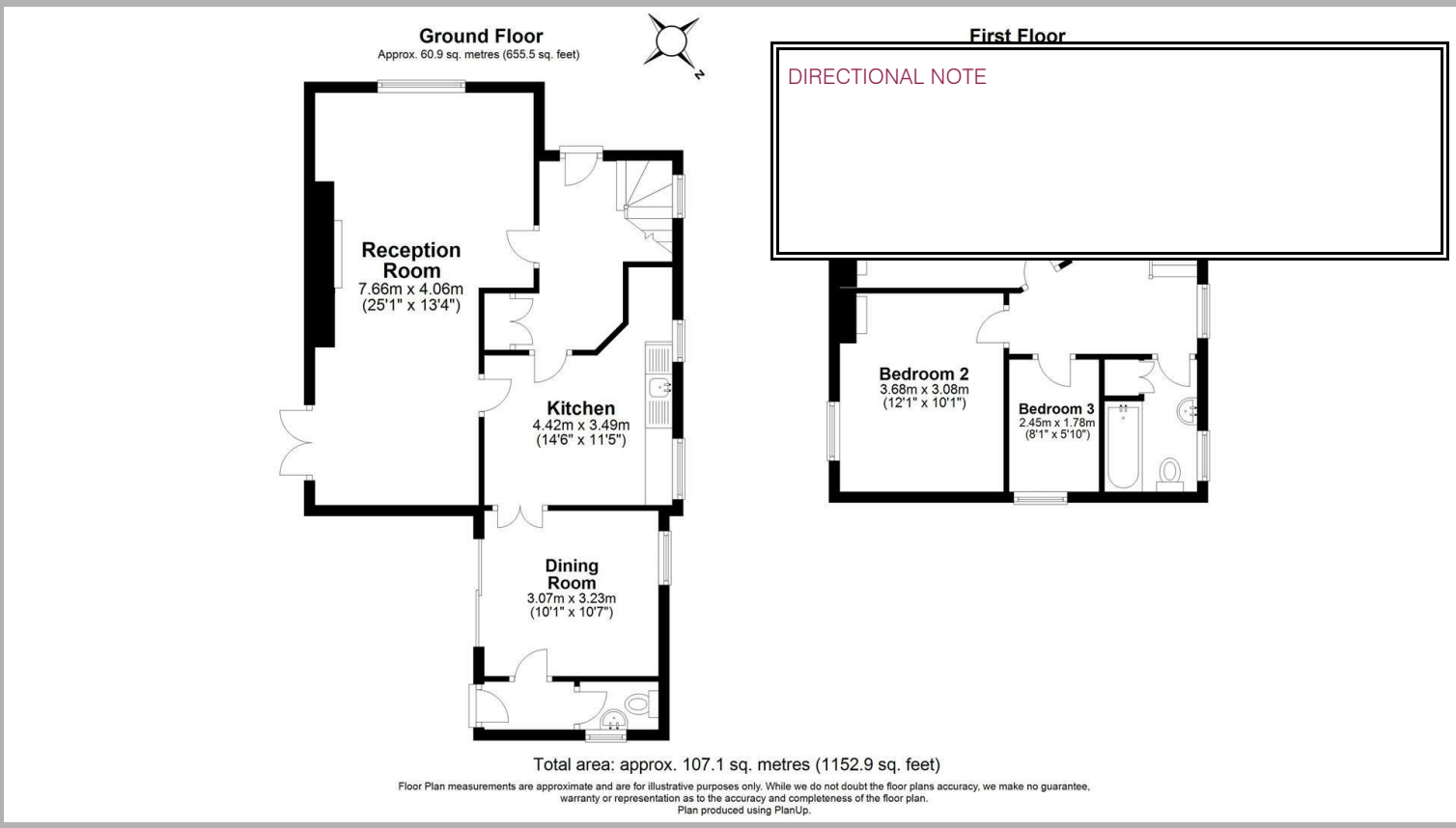
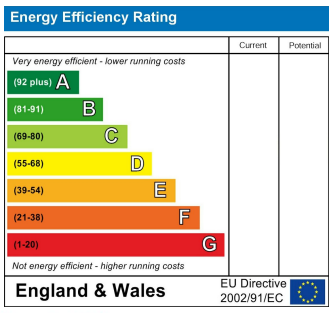
Total Approx Gross Internal Floor Area 1152.90 sq ft

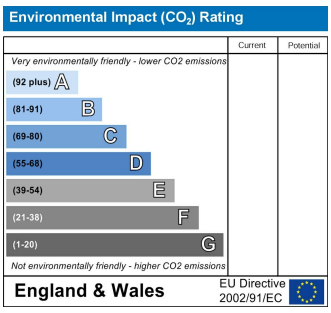
Measurements are approximate. Not to scale. For illustrative purposes only.



Total area: approx. 107.1 sq. metres (1152.9 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.





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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.

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