

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.



Bracknell Cottage, Wythley Road, Normanton, Rutland, LE15 8RP

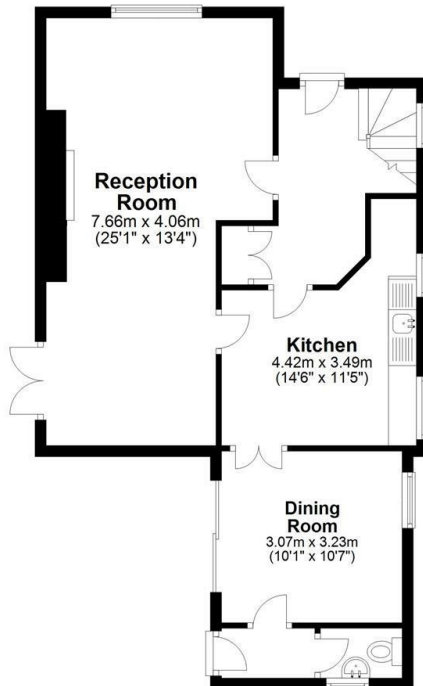
Total Approx Gross Internal Floor Area 1152.90 sq ft

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



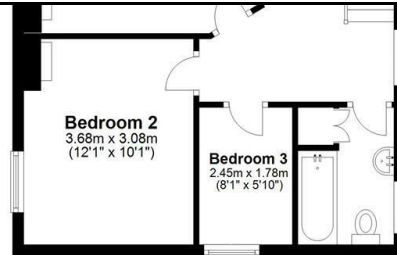
Ground Floor

Approx. 60.9 sq. metres (655.5 sq. feet)



First Floor

DIRECTIONAL NOTE



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that: 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice. 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors. 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

JAMES SELICKS

www.jamesselicks.com



Oakham Office
6-8 Market Place
Oakham Rutland LE15 6DT
01572 724437
oakham@jamesselicks.com

Leicester Office
0116 2854 554

Market Harborough Office
01858 410008

London Office
0207 839 0888



SALES • LETTINGS • SURVEYS • MORTGAGES