

# HIDEAWAY COTTAGE

CHURCH LANE, LYDDINGTON



JAMES  
SELLICKS

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A CHARMING, THREE-BEDROOM IRON-STONE COTTAGE WITH A PRETTY GARDEN, OFF-ROAD PARKING AND AN ABUNDANCE OF CHARACTER, NESTLED INTO THE HEART OF LYDDINGTON.



# Hideaway Cottage

15 Church Lane, Lyddington  
Oakham, Rutland LE15 9LN

Porch & Entrance Hall • Dining Kitchen •  
Living Room • Ground Floor Bedroom &  
Bathroom • Study • Two First Floor Double  
Bedrooms • Off-Road Parking • Pretty  
Cottage Garden • Village Location •

## ACCOMMODATION

Enter the property via a porch with a beautiful stone floor that continues into the entrance hall. The entrance hall has stairs rising to the first-floor and doors to the ground floor accommodation.

To the front of the property there is a dining kitchen and a living room. The dining kitchen sits to the right of the entrance hall with limed oak flooring, a good range of floor-standing units, an integrated dishwasher, double Belfast sink with mixer tap over, Range style cooker and space for a fridge freezer. This room provides ample space for a small dining table and has French doors opening out to the garden. The living room sits to the left of the entrance hall with wooden flooring and a large window to the front allowing plenty of light. There is a feature fireplace with log burner inset and a beam to the ceiling.

To the rear of the property there is a further reception room that is currently being used for storage but could be utilised in many different ways. There is also a ground floor double bedroom with ample space for free-standing furniture, a wash hand basin and a window to the rear. The ground floor is completed by the property's bathroom comprising a free-standing bath with shower over, low flush lavatory, wash hand basin, heated towel rail and useful storage cupboard.

Stairs rise to the spacious and light first floor landing that provides ample storage and access to two double bedrooms. Both bedrooms are generously-sized with ample space for free-standing storage as well as storage built into the eaves. They both have south-west facing windows allowing plenty of light.

## OUTSIDE

The property is approached via gravelled driveway with ample space for parking. A timber pedestrian gate on the right opens into the garden. The garden for the property sits to the front with access from either the driveway or through French doors from the kitchen. A decked and gravelled area sits directly off the property providing an ideal space for outdoor entertaining. Beyond this is a lawned area with an array of mature floral and shrub borders with walled boundaries on all sides providing a great degree of privacy and security. The property is complemented by a further garden across the driveway with a garden shed, bin store and two further parking spaces.

This charming cottage has been finished to a high specification whilst retaining its character throughout with the stone and timber flooring, exposed iron-stone walls and beams to the ceilings. It is offered to the market with the agent's highest recommendation for an internal inspection and must be viewed to be appreciated.

## LOCATION

Lyddington is a charming and highly sought-after village by virtue of the interesting mix of character properties. The village has an active social life, two popular public houses, a church and a village hall. The historic market town of Uppingham is situated just two miles away offering a fabulous range of specialists shopping, sporting and recreational facilities.

## DIRECTIONAL NOTE

From Oakham take the A6003 to Uppingham, on entering Uppingham continue through the town on the A6003 now signposted to Corby. Take the left hand turning to Lyddington. When entering the village on the Main Street, continue on past The Old White Hart public house. Church Lane is on your left-hand side and you will find Hideaway Cottage opposite the church.

## SERVICES & COUNCIL TAX

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





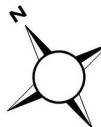
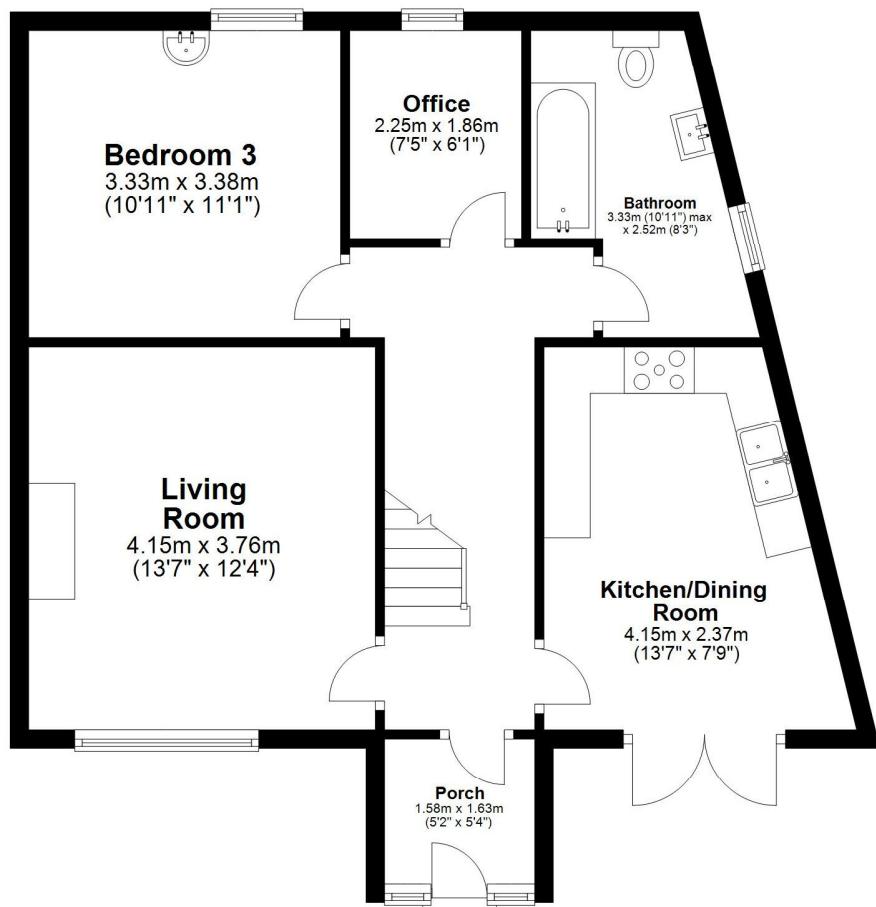
## Hideaway Cottage, 15 Church Lane, Lyddington, Oakham, Rutland LE15 9LN

House Total Approx Gross Internal Floor Area = 1125.4 ft<sup>2</sup> / 104.5 m<sup>2</sup>

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

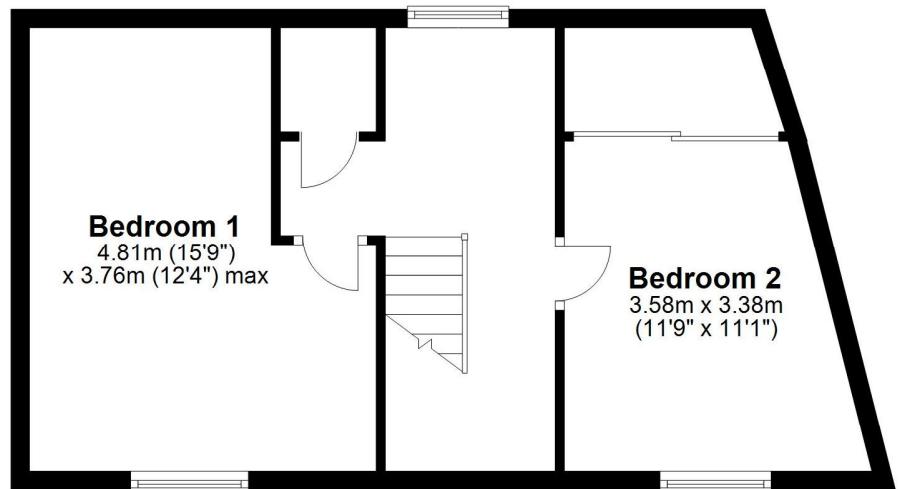
### Ground Floor

Approx. 63.6 sq. metres (685.1 sq. feet)



### First Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



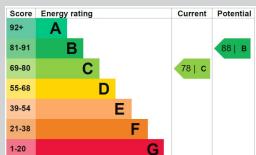


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**Measurements and Other Information**

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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