The Laurels

MAIN STREET, LYDDINGTON

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The Laurels
45 Main Street
Lyddington
Rutland
LE15 9LR

A three-bedroom, Grade II listed, iron-stone cottage with a wealth of period features, sitting on a generous plot in the sought-after village of Lyddington.

Kitchen | Reception Room | Three Bedrooms | Grade II Listed | Renovation Opportunity | Private Rear Garden | Off-Road Parking | Single Garage | Sought-After Village Location |

ACCOMMODATION

Enter the property into an entrance hall with stairs rising to the first floor and doors to the ground floor accommodation. The kitchen sits to the front of the property with windows to two elevations allowing plenty of light and a generous range of floor standing and wall mounted cupboards and drawers.

The property has a wonderful and spacious lounge diner with a feature fireplace to one end, three sets of windows and glazed French doors opening out into the garden. The ground floor also has a large WC with wash hand basin, low flush lavatory and also houses the central heating boiler.

To the first floor there are three bedrooms and a family bathroom. The principal bedroom sits at the gable end of the property overlooking the garden and countryside beyond. Bedroom two sits to the middle of the property and bedroom three to the opposite gable end. All three bedrooms are a generous size, will accommodate double beds and are served by the family bathroom. The bathroom comprises a bath with shower over, low flush lavatory and wash hand basin service all three bedrooms.

OUTSIDE

The property is accessed through wrought iron gates, opening onto a private driveway that provides parking and access to the detached garage with secure workshop to the rear. The garden is on the South and West side of the property enjoying the sunshine for the majority of the day, particularly in the afternoon and evening. The garden itself has a large patio area accessed off the lounge diner with steps up to a raised lawn with mature floral and shrub borders. To the rear of the garden, behind the garage and workshop is a vegetable bed and greenhouse.

The property requires updating and modernisation throughout but is a unique and rare visitor to the open market and offers the potential purchaser a great deal of opportunity to improve what is already a lovely characterful village home.

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 a left hand turning to Lyddington. When entering the village on Main Street continue down the road, passing The Old White Hart and you will find The Laurels on your right-hand side.

SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and electric heating. Council Tax Band F.

The Laurels, 45 Main Street, Lyddington, Rutland LE15 9LR

House Total Approx Gross Internal Floor Area = **1322 sq. ft / 122.8 sq. m**

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

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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.