A detached home in a favoured village

5 Pinfold Lane, Market Overton, Oakham, LE15 7PN

Freehold

savills

Two reception rooms • Kitchen • Utility • Four bedrooms (one en suite) • Family bathroom • Gated driveway • Detached garage • Landscaped garden • EPC: D

Situation
The popular village of Market Overton offers day to day amenities, with a public house, church, doctors' surgery, cricket and bowls clubs and village store and post office. The market town of Oakham (six miles) offers a wider range of shops, including a Tesco superstore, with currently hourly Midland Cross Country rail services to Birmingham and Cambridge, linking with London Kings Cross mainline services at Peterborough.

There are excellent preparatory, state and private schooling opportunities nearby, including Oakham, Uppingham (12 miles) and Stamford's (13 miles) renowned schools. There are also fabulous walks from the village and the recreational golf, cycling, sailing and fishing at Rutland Water, less than eight miles away.

The Property
Enjoying a secluded setting in the centre of the village, this striking property dated from the 1930s and was the village's Police house. Renovated and extended since, the current four bedroom residence offers spacious and flexible accommodation ideal, for family living as well as professional couples working from home.

Externally there are pretty landscaped gardens to three sides, as well as a gated gravel driveway and detached garage with parking.

Accommodation
A wide flagstone floored entrance hall, with exposed brickwork, sets the scene on entering the house. There is a spacious 16' dual-aspect sitting room with French doors to the garden, a separate dining room and large kitchen/breakfast room, also with French doors to the garden which line the easterly aspect of the house.

There is plenty of space for appliances in the well-appointed farmhouse style kitchen, complete with double oven and 6-ring gas hob. There is an adjoining utility room. and a boot room and cloakroom complete the ground floor accommodation.

The neutral décor and characterful dark wood framed windows continue on the first floor, where there are three double bedrooms (one with en suite shower room), a modern family bathroom and a fourth bedroom/study, with views across the bowling green.

Outside
Nestling between Pinfold Lane and the adjacent Kings Close, this property occupies an attractive corner plot surrounded by hedging on three sides with steps up to a front gate.

A manicured lawn wraps around the house, leading the way to a pleasantly landscaped rear garden, where dual patio areas are ideal for outdoor seating and well-stocked beds house an excellent selection of flowering plants and shrubs.

Separated from the rear garden by a charming picket fence, the gated gravel driveway offers parking for several vehicles, accessed via Kings Close, while a detached brick-built garage provides secure parking and storage.

Services:
Full mains services. Mains gas central heating.

Local Authority:
Rutland County Council.

Council Tax
Band C

Tenure
Freehold

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by appointment with Savills.

Date of Photography & Particulars: April 2021

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Approximate Area = 181.5 sq m / 1954 sq ft
Garage = 18.6 sq m / 200 sq ft
Total = 200.1 sq m / 2154 sq ft
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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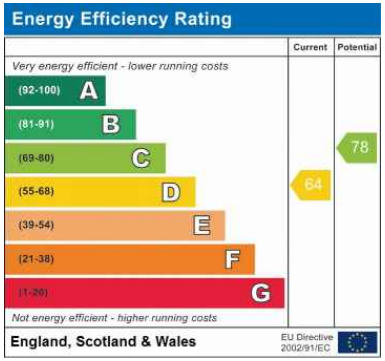

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