



Main Street

Caldecott, LE16 8RS

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A beautifully presented recently extended and fully renovated village home finished to a high standard throughout, located in the heart of the sought-after Rutland village of Caldecott. Offering generous living spaces, modern design, and exciting development potential, this property is ideal for families, downsizers, or anyone seeking high-quality village living.

£475,000

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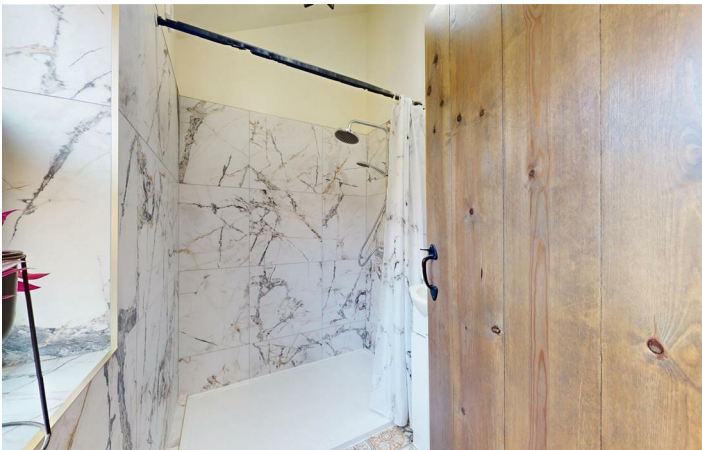


- Charming, beautifully renovated village cottage blending character features with high-quality modern living.
- Three reception rooms
- Off Road Parking for 2/3 Vehicles
- Recently extended and renovated to a high standard
- Three double bedrooms
- Garden includes expired planning permission for a separate dwelling — offering excellent future potential
- Stylish and spacious open-plan kitchen–living area
- Ground-floor shower room & first-floor family bathroom
- Please Refer to Attached KFB For Material Information Disclosures

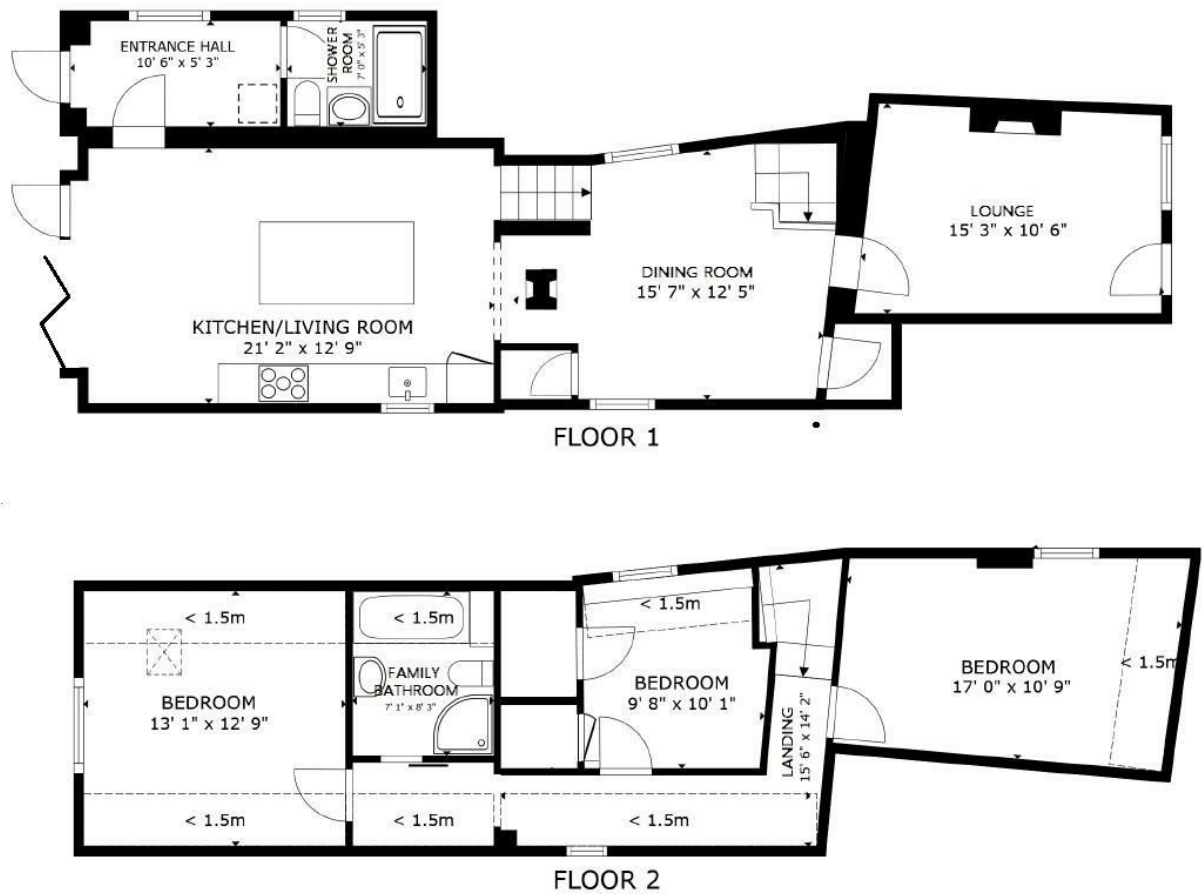
Entrance Hall 10'6" x 5'3" (3.20m x 1.60m)	Dining Room 15'7" x 12'5" (4.75m x 3.78m)	Bedroom 2 17'0 x 10'9" (5.18m x 3.28m)
Shower Room 7'0" x 5'3" (2.13m x 1.60m)	Lounge 15'3" x 10'6" (4.65m x 3.20m)	Bedroom 3 9'8" x 10'1" (2.95m x 3.07m)
Kitchen Living Room 21'2" x 12'9" (6.45m x 3.89m)	Landing	Family Bathroom 7'1" x 8'3" (2.16m x 2.51m)
	Bedroom 1 13'1" x 12'9" (3.99m x 3.89m)	



Directions
Caldecott is a friendly and picturesque Rutland village offering beautiful countryside surroundings and excellent links to Uppingham, Oakham, Market Harborough and Corby. Ideal for commuters and families alike. Please use the following postcode for Sat Nav guidance - LE15 8RS



Floor Plan



GROSS INTERNAL AREA
FLOOR 1 752 sq.ft. FLOOR 2 460 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 198 sq.ft.
TOTAL : 1,213 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC