



## 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.

Price Guide £450,000

# Main Street

Caldecott, LE16 8RS



- 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)

## Shower Room

7'0" x 5'3" (2.13m x 1.60m)

## Kitchen Living Room

21'2" x 12'9" (6.45m x 3.89m)

## Dining Room

15'7" x 12'5" (4.75m x 3.78m)

## Lounge

15'3" x 10'6" (4.65m x 3.20m)

## Landing

## Bedroom 1

13'1" x 12'9" (3.99m x 3.89m)

## Bedroom 2

17'0" x 10'9" (5.18m x 3.28m)

## Bedroom 3

9'8" x 10'1" (2.95m x 3.07m)

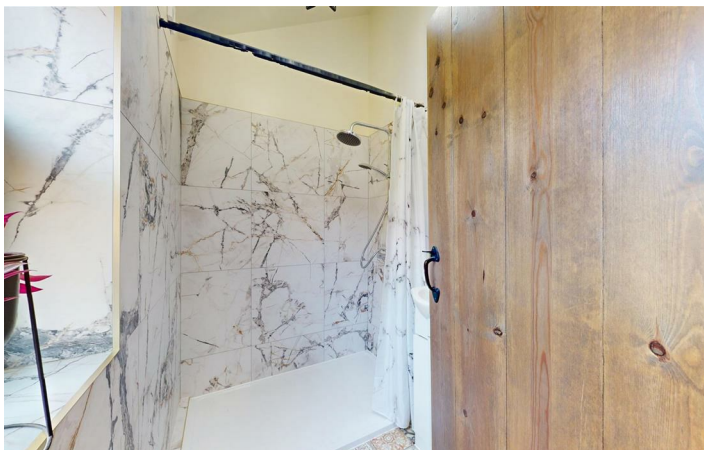
## Family Bathroom

7'1" x 8'3" (2.16m x 2.51m)

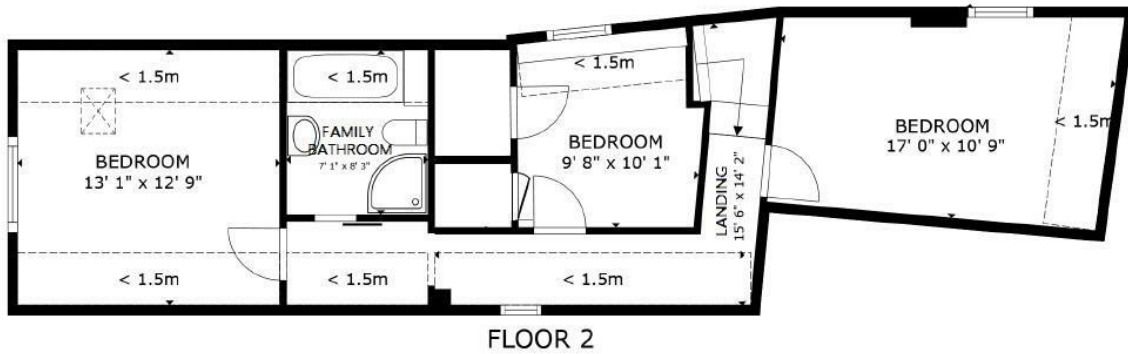
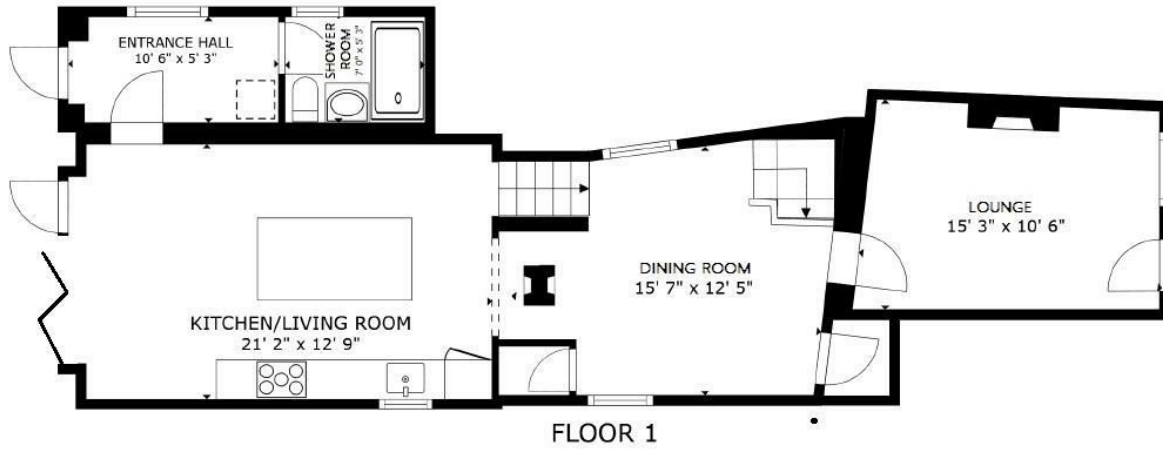


## Directions

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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**REFERRAL FEES:** Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

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