



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

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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)

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)

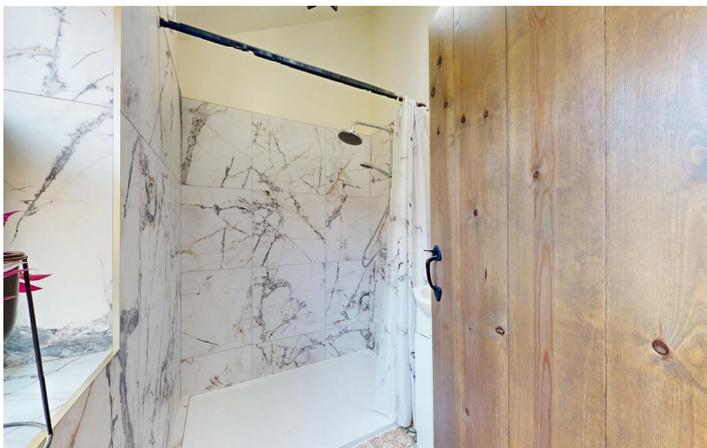
Family Bathroom

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

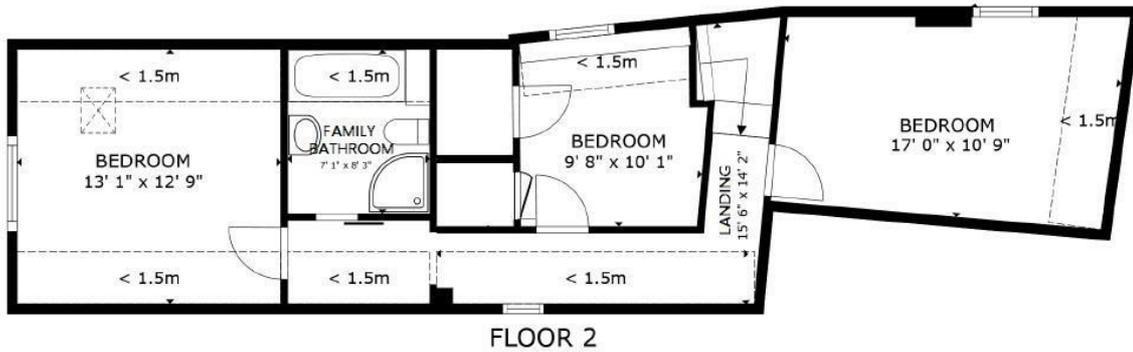
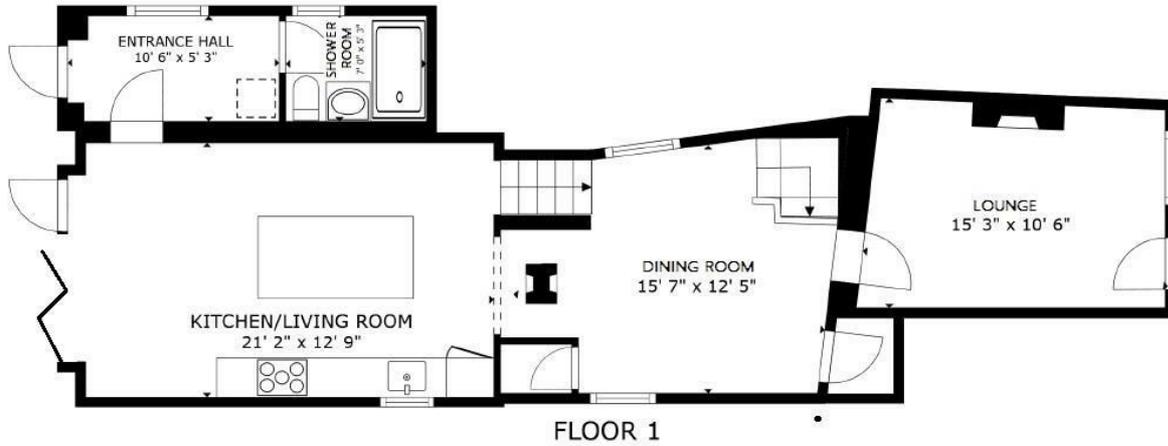


Directions

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ANTI-MONEY LAUNDERING REGULATIONS: All UK property transactions are subject to HMRC Anti-Money Laundering Regulations. As a minimum requirement, each party to a transaction must complete an Identification and Source of Funds check once an offer is accepted. These checks are carried out via our compliance partner, Guild 365, at a cost of £36 inc. VAT per person. Prompt completion will help avoid delays in agreeing the sale.

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