



SPRING HOUSE

HORNINGHOLD, UPPINGHAM



KING WEST



KING WEST

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A fine family home, set in the highly sought after village of Horninghold. Flexible layout, well presented interiors, easy access to Uppingham, Market Harborough and London rail links.

Spring House

East Norton Road, Horninghold, Uppingham, LE16 8DQ

Uppingham 5 miles, Market Harborough Train Station 10 miles (London St Pancras from under 1 hour), Leicester 17 miles. (All distances approximate)

- Reception Hall
- Living Room & Sitting Room
- Dining Room
- Breakfast Kitchen
- Utility Room & Cloakroom
- Study
- Principal Bedroom with Ensuite
- Three Further Bedrooms, One with Ensuite
- Family Bathroom
- Integral Garage with Off Road Parking
- Landscaped Garden

Spring House represents an excellent opportunity for any purchaser requiring family accommodation within a village setting

Situation

Horninghold is a striking conservation village lying in the upper Welland Valley, with the Rutland market town of Uppingham to the north-east and the Rutland town of Oakham a short distance beyond, as well as the historic market town of Market Harborough. Parts of the village date back to the 16th and 17th century, whilst extensive harmonisation was carried out during the early part of the 20th century by the Hardcastle family of Blaston Hall.

For everyday essentials and independent shops, nearby market towns of Uppingham and Market Harborough provide everything you need.

Leicester, Peterborough, Corby, Kettering and Market Harborough respectively providing comprehensive services including main line rail links to London St Pancras and Kings Cross. There is also easy road access to the M1 and A14. There is excellent schooling, both state and independent in Uppingham, Oakham, Stamford and Oundle.

The village is surrounded by open countryside and offers the opportunity for excellent country pursuits. For Walking and water sports, Rutland Water and Eyebrook are both nearby.

The Property

Spring House, built of red brick beneath a tiled roof. The house represents an excellent opportunity for any purchaser requiring family accommodation within a village setting with access to schooling and amenities.

A reception hall with return staircase and access to the ground floor accommodation. As you enter the reception hall there is a spacious study to the right. A light and spacious sitting room benefits from an open feature fireplace, with an additional family area overlooking the front garden and double opening doors leading to the rear garden. The breakfast kitchen which overlooks the rear garden, features a central island and range cooker, range of fitted units and granite work surfaces. Steps lead up to the spacious dining room, with engineered timber floor, vaulted ceiling and giving access to the garden for entertaining. The ground floor is completed with a cloak room and useful utility room which gives access to the integral garage.

To the first floor are four well proportioned bedrooms. The principal bedroom is spacious with a dressing area and ensuite bathroom. Bedroom two also benefits from an ensuite with two further double bedrooms and a family bathroom.

Outside

A gated gravel driveway gives access to the integral garage by a raised lawned garden with herbaceous border and matures trees. The rear garden is a particular feature of the property, with entertaining space and a mature lawned, private garden.

General Remarks

Viewing

The property may only be inspected by prior arrangement through King West. 01858 435970.

Services

None of the services have been tested by the agents.

Tenure

Freehold

Council Tax Band

Council Tax Band F

EPC Rating

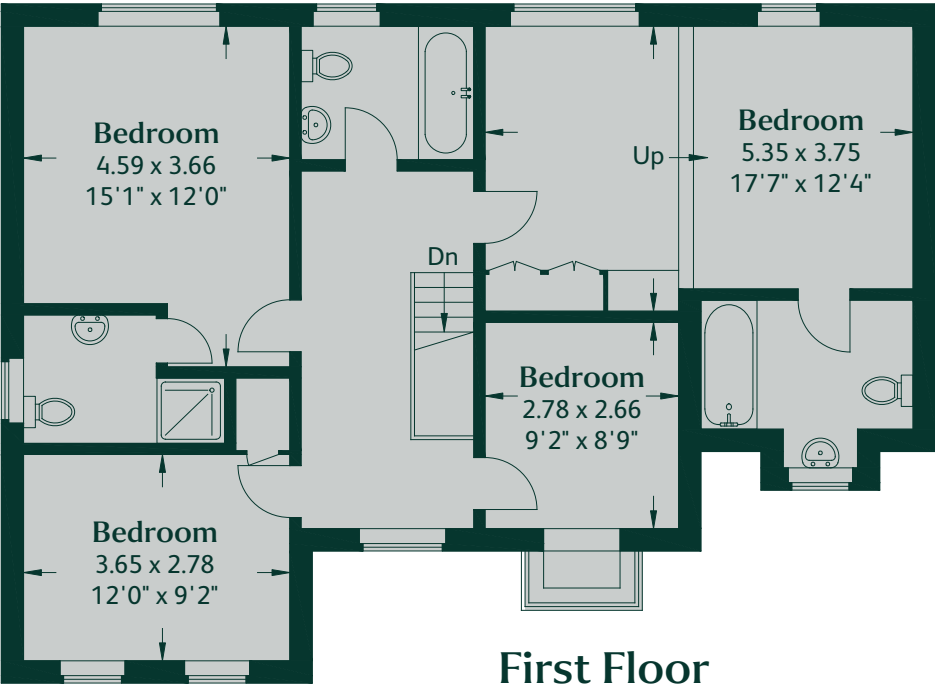
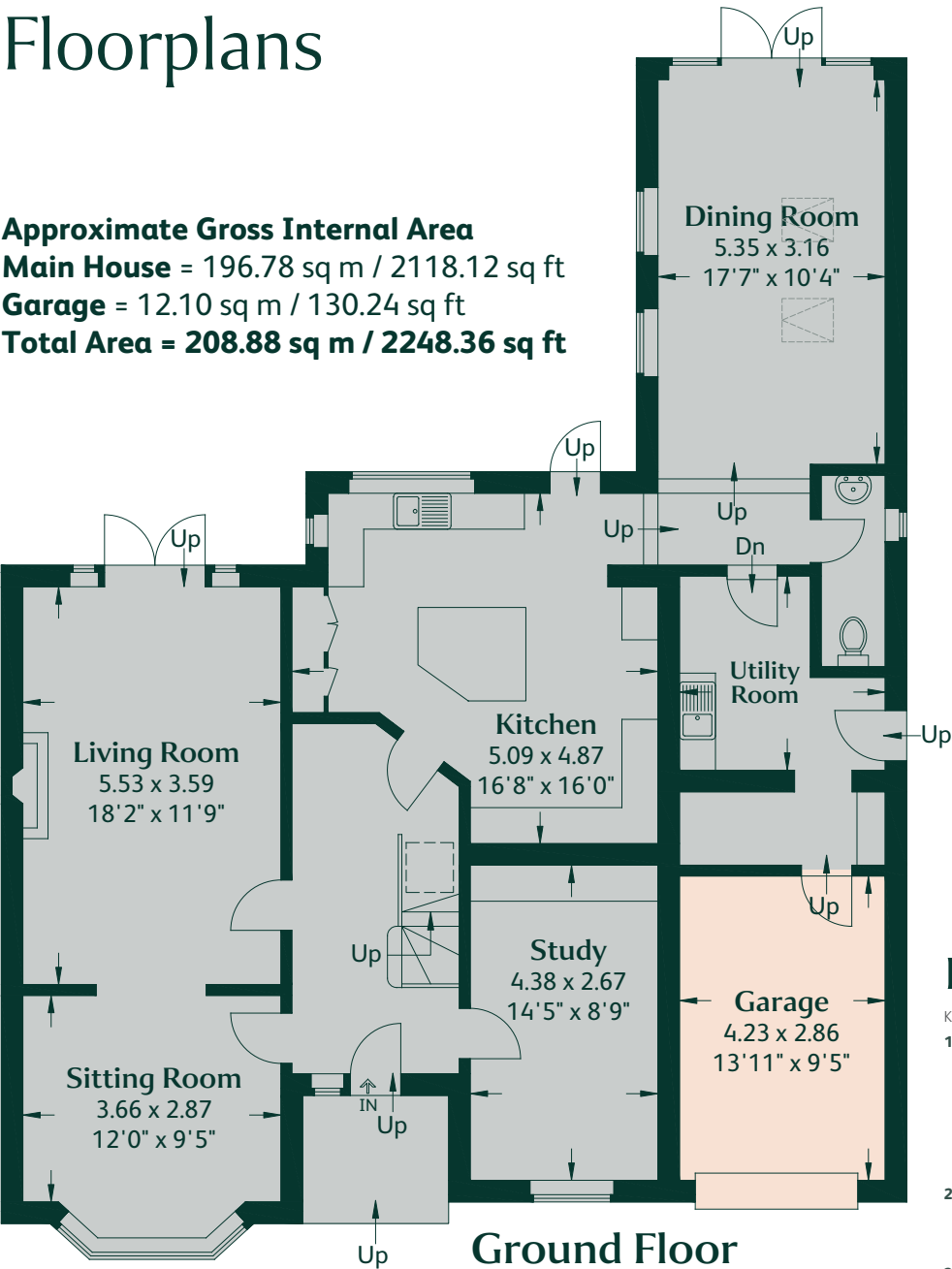
EPC D





Floorplans

Approximate Gross Internal Area
Main House = 196.78 sq m / 2118.12 sq ft
Garage = 12.10 sq m / 130.24 sq ft
Total Area = 208.88 sq m / 2248.36 sq ft



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