



20 The Green

The Green, Lyndon, Oakham, Rutland LE15 8TX

Rent: £tbc Per Calendar Month



Lyndon is a peaceful and sought-after 17th-century estate village located south of Rutland Water, near the local towns of Oakham, Uppingham and Stamford.

The Estate has seven Victorian dwellings along The Green. Each property differs in size and layout, having all been renovated after the millennium and modernised between tenancies.

No.20 is a two-bedroom semi-detached home built of brick under a Collyweston slate roof, occupying a quiet end position with a private garden. It features a comfortable sitting room with a fireplace, an open-plan kitchen/diner, two double bedrooms and a bathroom.

A lovely cottage suitable for a single professional, couple or small family.

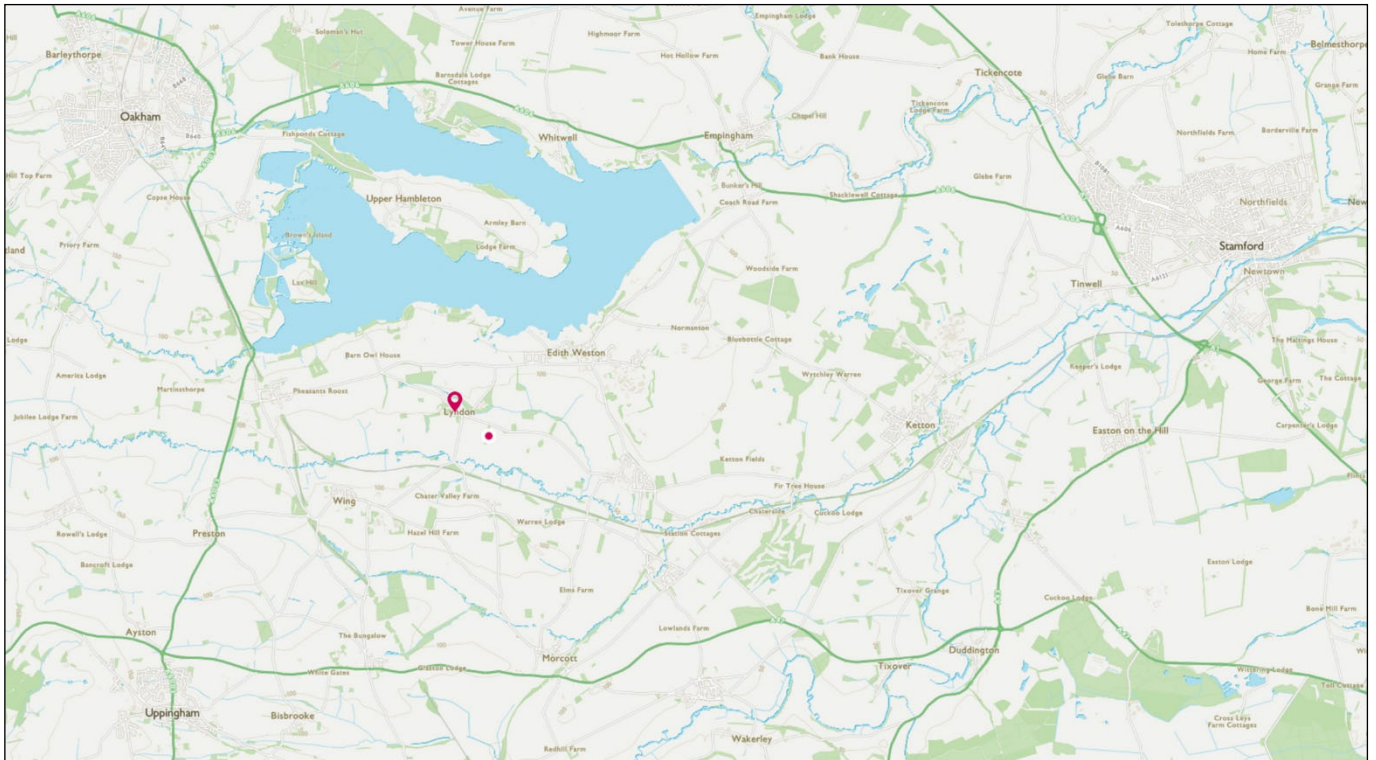
Entrance Hall Two Double Bedrooms Bathroom Inc Shower
Open Plan Kitchen/Dining Area Sitting Room Central Heating
Private Garden Outbuilding Garden Shed Quiet Location

To be let unfurnished (except flooring materials) on an Assured Shorthold Tenancy Agreement for an initial term of one year with the prospect of an extension if both parties agree.

THE ESTATE OFFICE, LYNDON HALL, LYNDON, OAKHAM, RUTLAND LE15 8TU
01572 737 786 LYNDON-ESTATE.CO.UK OFFICE@LYNDON-ESTATE.CO.UK

Our Location

Lyndon is a 350-year-old family-owned estate village situated about one mile south of Rutland Water in the County of Rutland, a beautiful and unspoilt part of England with many magnificent historic towns, villages and stately homes, all within a few miles.

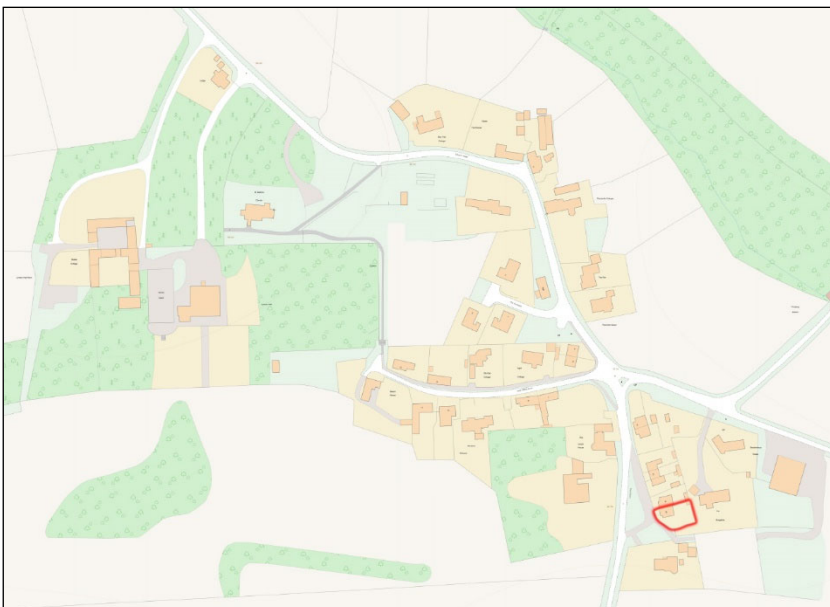


Rutland Water is a well-established significant watersport and leisure centre covering over 1,200 hectares, offering many activities, including walking, fishing, sailing, windsurfing, kayaking, golf, bird watching, cycling, triathlon and a seasonal water play park.

Transport links are good with the A1 Great North Road 10 minutes away. The nearest mainline railway station is at Peterborough, approximately 20 miles away, offering a high-speed service to London in about 45 minutes. Oakham station is on the Birmingham/Peterborough line.

Nearest Towns:

Oakham 5 miles, Uppingham 5 miles, Stamford 9 miles, Corby 13 miles, and Leicester 24 miles.



No.20 (red outline) is situated in Lyndon, off the village green.

Background

Lyndon's history dates back over 350 years! There are approximately 40 properties in the village; many were built to house those working here, with most remaining under Lyndon Estate ownership to the present day.

No.20 is at the end of the row of seven dwellings along the village green, all dating from the Victorian era. Each house underwent extensive restorations not long after the millennium and have received further updates between tenancies.

Walkaround

Ample parking is available on the private roadway at the front or alongside.

Go through the gated entrance and onto the concrete path to the front door, which opens into an entrance hall area offering space to remove outdoor wear. The first stop is the comfortable sitting room featuring an open fireplace with shelved alcoves on either side; this room captures the afternoon light. Move to the rear and find the abundant open-plan kitchen and dining area, a lovely room with a terracotta tiled floor and views into the garden enjoying daylight throughout the morning. The doorway provides access to the exterior paved area and a gravel path to the side gate.

Return to the entrance hall and ascend the stairway to the first floor, where there are two carpeted bedrooms and a bathroom. Bedroom one at the front is the larger of the two and includes an enclosed cupboard over the stairs. Bedroom two, overlooking the rear, is sufficient for a double bed configuration. The bathroom, with a tiled floor, is equipped with the usual conveniences, including a powered shower over the bath.

Outside, the boundary has established hedging at the front and side, a wall to the rear and panel fencing along the no.19 partition. The generously sized yet manageable garden has received much attention through the previous two longer-term tenancies, with various trees and shrubs providing cover and colour throughout the year. Planted borders add further charm, and a gravel area beyond the paving offers space to keep off the lawn and access the outbuilding and shed.



**GROUND FLOOR PLAN
TO FOLLOW**

Layout Ground Floor

Entrance Hall: tbc x tbc

Tiled floor, radiator, staircase to first floor.

Sitting Room: 4.3 x 3.6m

Carpeted floor, open fire, radiator.

Kitchen/Dining Area: 5.9 x 4.3m

Tiled floor, fitted kitchen, radiator, door to garden.

FIRST FLOOR PLAN TO FOLLOW

Layout First floor

Bedroom One: 4.0 x 2.8m

Carpeted floor, built-in cupboard, radiator.

Bedroom Two: 2.9 x 2.8m

Carpeted floor, built-in cupboard, radiator.

Bathroom: 2.9 x 2.0m

Tiled floor, WC, wash basin, bath, power shower (over bath), radiator.

Services

An oil-fired combination boiler provides an on-demand hot water supply and conveys heating to the thermostatically controlled radiators installed in every room. Fuel for the boiler is easily ordered and delivered to the outside storage tank.

There are connections to mains [water](#), [sewerage](#), and [electricity](#).

Lyndon has fibre [broadband](#) with download speeds typically up to around 30-40Mbps at this end of the village.

Rent

£tbc Per Calendar Month.

The Landlord is not bound to accept the highest or, indeed, any offer.

Terms

To be let unfurnished (except flooring materials) on an Assured Shorthold Tenancy Agreement for an initial term of one year with the prospect of an extension if both parties agree.

A deposit of £tbc is payable (held in a deposit protection scheme).

Applicants must complete a questionnaire, reference, and right-to-rent check.

The Tenant is responsible for routine maintenance and interior decoration. The Landlord takes care of all major repairs and exterior decoration.

A copy of the proposed tenancy agreement is available by prior arrangement.

Council Tax

The 2023-2024 annual charge is £2,102.72 (Band C).

For further information, visit the [Rutland County Council](#) website.

Energy Performance

This property has an EPC rating of E - a copy of the certificate is available [online](#).

Interested?

Please refer to the [information for new tenants](#) online.

Viewings are available only via prior appointment with the [Lyndon Estate Office](#).

Misrepresentation Act 1967

This information does not constitute any part of an offer or contract. No responsibility exists for any error, omission or misstatement. The pictures and plans may not be up-to-date and not necessarily accurate. No person in the employment of the Lyndon Estate has any authority to make or give any representation or warranty whatsoever concerning this property.