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2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD



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ESTATES



**West Lane, Seaton**

Oakham, LE15 9BA

**£1,395,000**



# SUMMARY

- 3300 SQ FT (approx) Of Living Accommodation
- Four Reception Rooms & A Reception Hallway
- Kitchen Breakfast Room & Utility Room
- Five Bedrooms
- Family Bathroom, Two En Suites & A Downstairs WC
- Double Garage & Extensive Off Road Parking
- 2.34 Acre Plot
- Detached Stone Built Home







\*\*\* 2.34 ACRE PLOT \*\*\* Constructed of traditional limestone with a slated roof, West Meadow House was completed in 2009 to a very high standard with extensive panoramic southerly views over open countryside. As can be seen from the floor plans, West Meadow House offers flexible family accommodation. On the ground floor is a large Entrance Hall with cloakroom off, Kitchen/Breakfast room with four oven Aga, Siemens appliances including separate oven and hob and French doors to terrace and garden, Sitting Room/Playroom with French doors to the garden, Dining Room with French doors to garden, Drawing Room with French doors to garden and door to the Study. On the first floor a large landing leads to the Principal Bedroom with Dressing Room and En Suite Bathroom and Juliet balcony, Bedroom Two has fitted wardrobes and En Suite Bathroom, 3 further Bedrooms and Family Bathroom. Outside there is a Double Garage with electric doors and loft area above. The garden is landscaped with a terrace running along the south side of the house with views to open countryside. There is an Oak pergola and flower beds. Steps lead down to a terrace, lawn and further garden. Beyond this is a fenced paddock of approximately 2 acres (0.8 ha). The southerly views extend over the paddock to the farmland and open countryside of the Welland Valley beyond. There is a large shed and Garden Store.



