



## WAYSIDE COTTAGE

MAIN STREET, BELTON-IN-RUTLAND

JAMES  
SELICKS



## “... AN IMMACULATELY PRESENTED, THREE-BEDROOM PERIOD HOME ...”

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**Wayside Cottage is an immaculately presented, three-bedroom period home built with a mixture of red-brick and ironstone and offering deceptively spacious accommodation and a pretty courtyard garden, nestled into the heart of Belton-In-Rutland, just a short drive from the popular market town of Uppingham.**

Kitchen • Two Reception Rooms • Downstairs Shower Room • Spacious Master Bedroom with Ensuite Bathroom • Two Further Bedrooms • Courtyard Garden • Village Location • On-Street Parking • Village Location • EER - F •

### Accommodation

Enter the property into an entrance hall with a tiled floor, stairs rising to the first-floor and access to the ground floor accommodation. The property's two reception rooms sit to the front - the sitting room, and the dining room. Both good-sized rooms with feature fireplaces and beams to the ceilings. The sitting room has dual aspect windows allowing plenty of light, a wood burning stove and a door to a rear hall that gives access to the well-appointed ground floor shower room. The kitchen sits to the rear of the property with exposed brick walls and tiled floors. There is a good range of fitted units, integrated appliances, and space for white goods. A part-glazed stable door opens out to the pretty courtyard garden.

To the first floor, the landing gives access to the bedroom and bathroom accommodation. The spacious master bedroom sits to the far end of the landing with ample built-storage and an equally spacious ensuite bathroom comprising a free-standing bath, separate shower cubicle, wash hand basin and low flush lavatory. There are two further bedrooms, a double with built-in storage and a generous single both served by the ground floor shower room.

### Outside

The property is accessed from the road, stepping into a porch leading to the front door. There is ample on-street parking and a pretty and private, walled courtyard garden made up of a combination of hard-landscaping with an area of lazy lawn providing an ideal space for outdoor entertaining. There is also a useful outbuilding.



### Location

Belton-in-Rutland is situated to the West of Uppingham with good communications along the A47 to Leicester and Peterborough, and a two hourly bus service between Leicester and Uppingham. The main East Coast railway provides convenient links, all within a 30 minute drive, from Peterborough, Leicester and Market Harborough to London and the North. There are many excellent amenities in the nearby towns of Oakham and Uppingham.

### Services & Council Tax

The property is offered to the market with mains water and drainage and electric heating. Council Tax Band D.

### Tenure

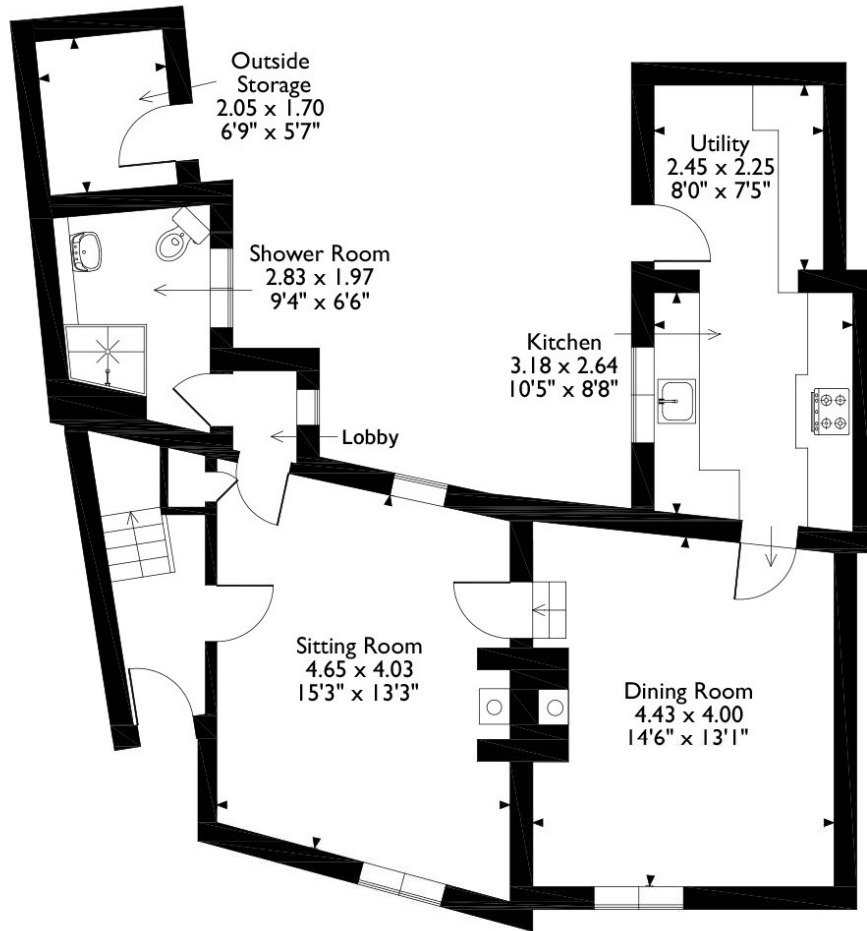
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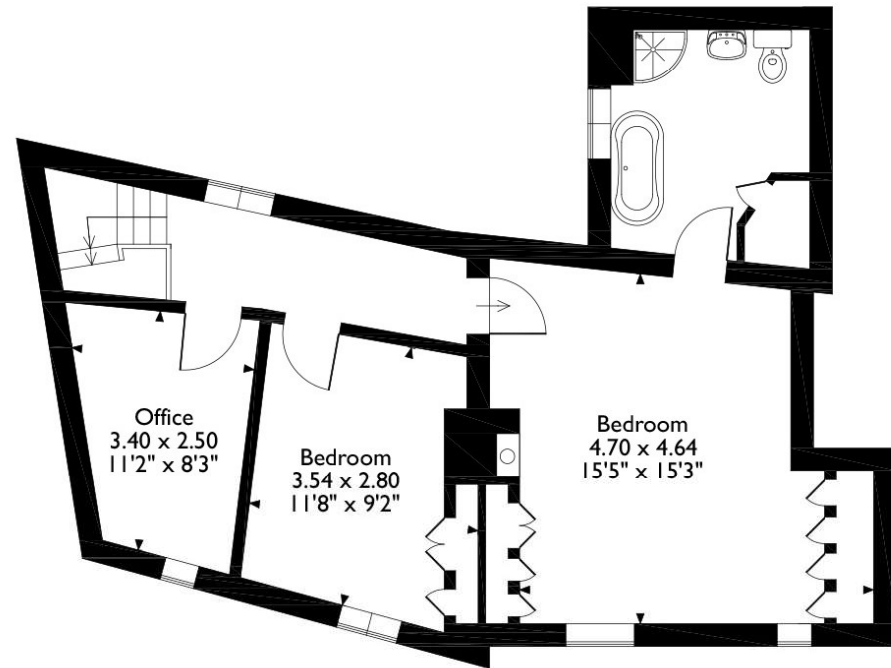
Wayside Cottage, 25 Main Street, Belton-In-Rutland, Oakham, Rutland LE15 9LB

House Total Approx. Gross Internal Floor Area incl. Outbuilding = 1378 ft<sup>2</sup> / 128 m<sup>2</sup>

Measurements are approximate, not to scale, illustrative purposes only.



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

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**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.