



GOUGHS LANE  
BELTON-IN-RUTLAND

JAMES  
SELICKS



## “... SOUTH-FACING REAR GARDEN ...”

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**A three-bedroom semi detached home with a large driveway and a private and south-facing rear garden, situated in the popular village of Belton-in-Rutland.**

Breakfast Kitchen • One Reception Room • Three Bedrooms • Family Bathroom, Separate WC • Large Private Driveway • South-Facing Garden • Village Location • EER - D •

### Accommodation

Enter the property into an entrance hall with stairs rising to the first floor and doors to the ground floor accommodation. The breakfast kitchen is straight ahead with a good range of fitted units, space for a fridge freezer, and a door out to the patio and rear garden. Adjacent to the kitchen is the living/dining room that spans the depth of the property with an open fire and windows to two elevations allowing plenty of natural light.

To the first floor there are three bedrooms, two doubles and a single served by a family bathroom and separate WC. The family bathroom comprises a shower bath and wash hand basin.

### Outside

To the front of the property there is a substantial private driveway offering ample off-road parking and access to the front door.

To the left of the property a hand gate gives way to a side patio area and continues round to the lovely south-facing rear garden. The garden is fully enclosed and mainly laid to lawn with a variety of soft planting and specimen trees providing year-round interest and privacy.



## 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. There are many excellent amenities in the nearby towns of Oakham and Uppingham. Situated close to the A47, Belton-in-Rutland is well located for Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

## Services & Council Tax

The property is offered to the market with all mains services and an air source heat pump.

Rutland County Council – Tax Band C

## Tenure

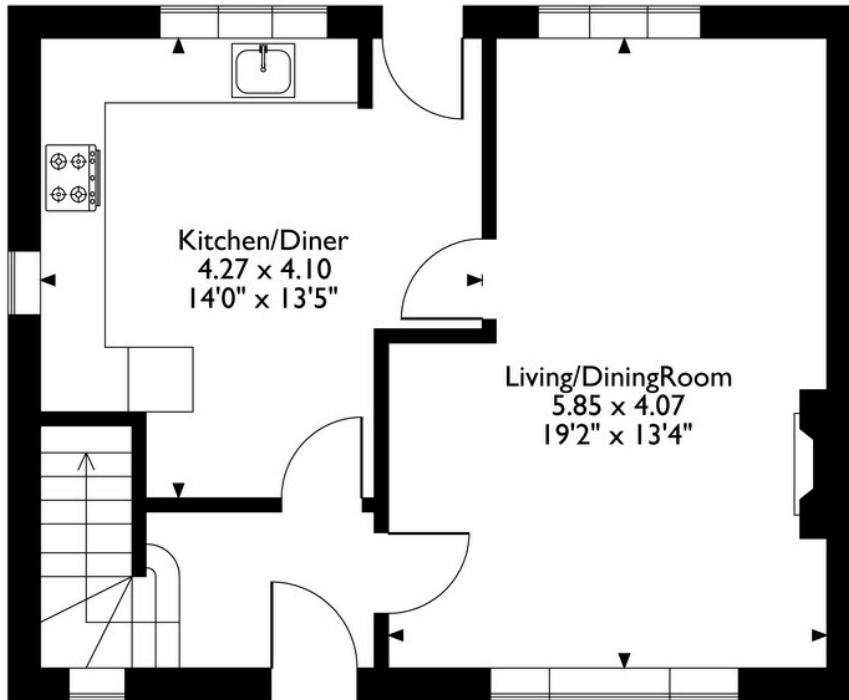
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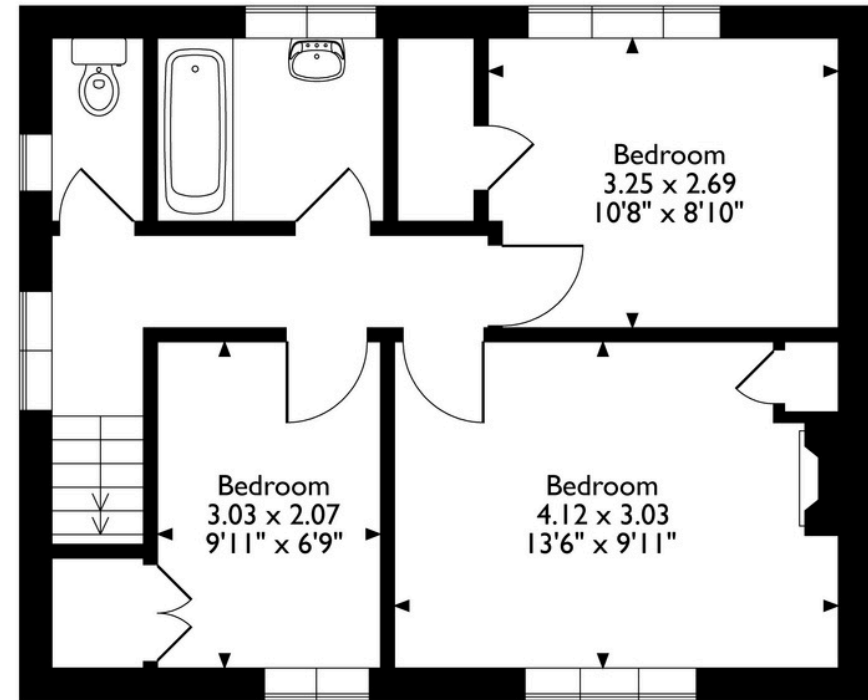
16 Goughs Lane, Belton-in-Rutland, Oakham, Rutland LE15 9

House Total Approx. Gross Internal Floor Area = 926 ft<sup>2</sup> / 86 m<sup>2</sup>

Measurements are approximate, not to scale, for 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		
81-91	B		
69-80	C		
55-68	D	58 D	77 C
39-54	E		
21-38	F		
1-20	G		

**Important Notice**

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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.