



MAIN STREET
COLD OVERTON, RUTLAND

JAMES
SELICKS



“... PICTURESQUE VILLAGE SETTING ...”

A charming ironstone, three-bedroom semi-detached cottage in need of updating and modernisation throughout with a south-facing garden, off-road parking and garaging, all located in Cold Overton, a picturesque village setting.

Kitchen • Two Reception Rooms • Three Bedrooms • Bathroom •
South-Facing Garden • Off-Road Parking, Double Garage • Countryside
Views • Ideal for Investors • Village Location • NO CHAIN •

Accommodation

The spacious entrance hall has stairs rising to the first floor, an understairs storage cupboard and doors to the ground floor accommodation. The two reception rooms are accessed from the entrance hall, both well-proportioned rooms with feature fireplaces. The main reception room sits central to the property with a dual aspect allowing plenty of natural light, the second reception room sits to the rear of the property with a window overlooking the garden. The kitchen sits adjacent to the main reception room and features a range of shaker style units with a variety of built in appliances, space for further free-standing and a door out to the rear garden.

To the first floor there are three generously-sized double bedrooms served by a bathroom comprising a shower bath, wash hand basin and low flush lavatory.

While the property is in need of updating and modernisation throughout, it presents a wonderful opportunity to bring out its full potential.

Outside

A large driveway provides ample off-road parking and access to the detached double garage with up and over doors. A hand gate from the driveway opens into the south-facing rear garden that is mainly laid to lawn with an array of soft planting creating year-round interest. The garden is fully enclosed providing a wonderful degree of privacy and security and enjoys beautiful countryside views.



Location

Cold Overton is situated on the Leicestershire/Rutland borders in some of the county's most scenic countryside. Cold Overton is a small rural village with easy access to the popular market towns of Oakham, Uppingham and Market Harborough, the latter providing mainline rail access to London St. Pancras in just over an hour. The area is particularly well served by popular schooling in both the state and private sectors with primary schools nearby in Somerby, Langham, and Oakham itself and high performing secondary schools in both Uppingham and Oakham.

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating.

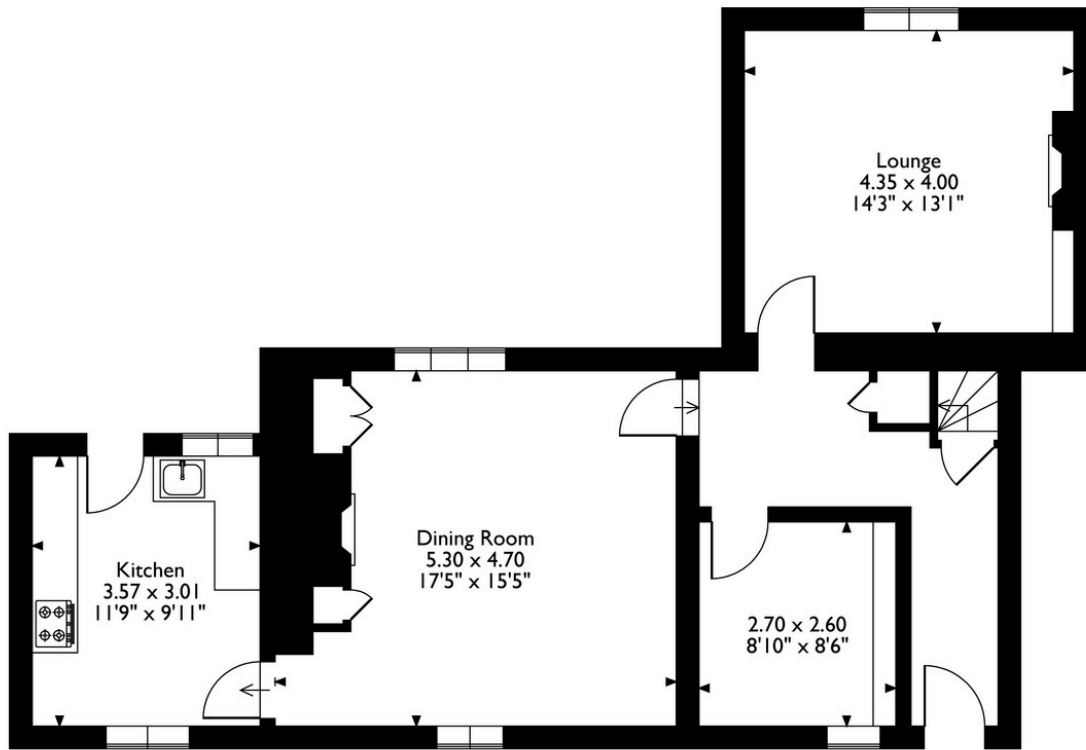
Melton Borough Council –Tax Band D

Tenure

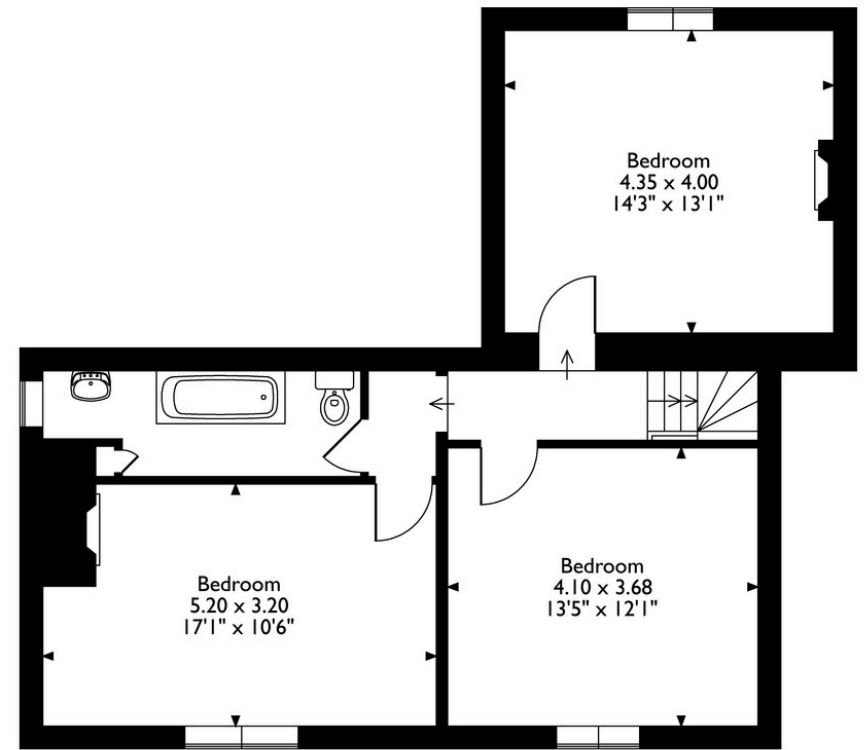
Freehold



42 Main Street, Cold Overton, Oakham, Rutland LE15 7QA
House Total Approx. Gross Internal Floor Area incl. Garage = 1485 ft² / 138 m²
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		75 C
55-68	D		
39-54	E	42 E	
21-38	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.