



GLASTON ROAD  
MORCOTT, RUTLAND

JAMES  
SELICKS



## “... EXTENDED AND WELL- PROPORTIONED ...”

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**An extended and well-proportioned three-bedroom semi-detached home, set on a generous plot with ample off-road parking, a sunny south-facing garden, and beautiful countryside views.**

Open Plan Living Kitchen • One Reception Room • Downstairs Cloakroom  
• Three Double Bedrooms • Family Bathroom • Generous Plot, South Facing Garden • Off-Road Parking • Countryside Views • NO CHAIN • EER - E

### Accommodation

A central entrance hall gives way to the ground floor accommodation that in brief comprises an open-plan living kitchen, a reception room, and a downstairs cloakroom. The open-plan living kitchen is a bright and airy space, enhanced by a set of bi-fold doors that perfectly frame the stunning countryside views and open directly onto the patio and garden. The kitchen features a range of fitted shaker-style units, integrated appliances, additional space for freestanding items and a central island with a breakfast bar. The ground floor is completed by the reception room, a generously proportioned and space with a front-facing window and an open fire.

The first floor comprises three double bedrooms, all well-sized and served by a family bathroom. The bathroom features a free-standing bath, a separate shower, a wash hand basin, a traditional high-flush WC, and a heated towel rail.

### Outside

Externally, the property is approached through timber gates that open onto a spacious driveway, offering ample off-road parking. Pedestrian access to the left leads to the rear garden, which is predominantly laid to lawn and bordered by mature hedging or fencing, providing privacy and security. The garden's southerly orientation ensures sunlight throughout much of the day and showcases the wonderful countryside views.



## Location

The village of Morcott is a picturesque semi-rural village within Rutland surrounded by rolling countryside. It is conveniently placed for easy access to the A47 providing direct routes to Leicester, Peterborough and beyond. Just outside the village there are two petrol stations/garage/repair businesses that also sell newspapers and groceries. The nearby market towns of Stamford, Uppingham & Oakham offer further amenities including vibrant local markets, independent shops, cafes, and highly regarded schools.

## Services & Council Tax

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

Rutland County Council – Tax Band C

## Tenure

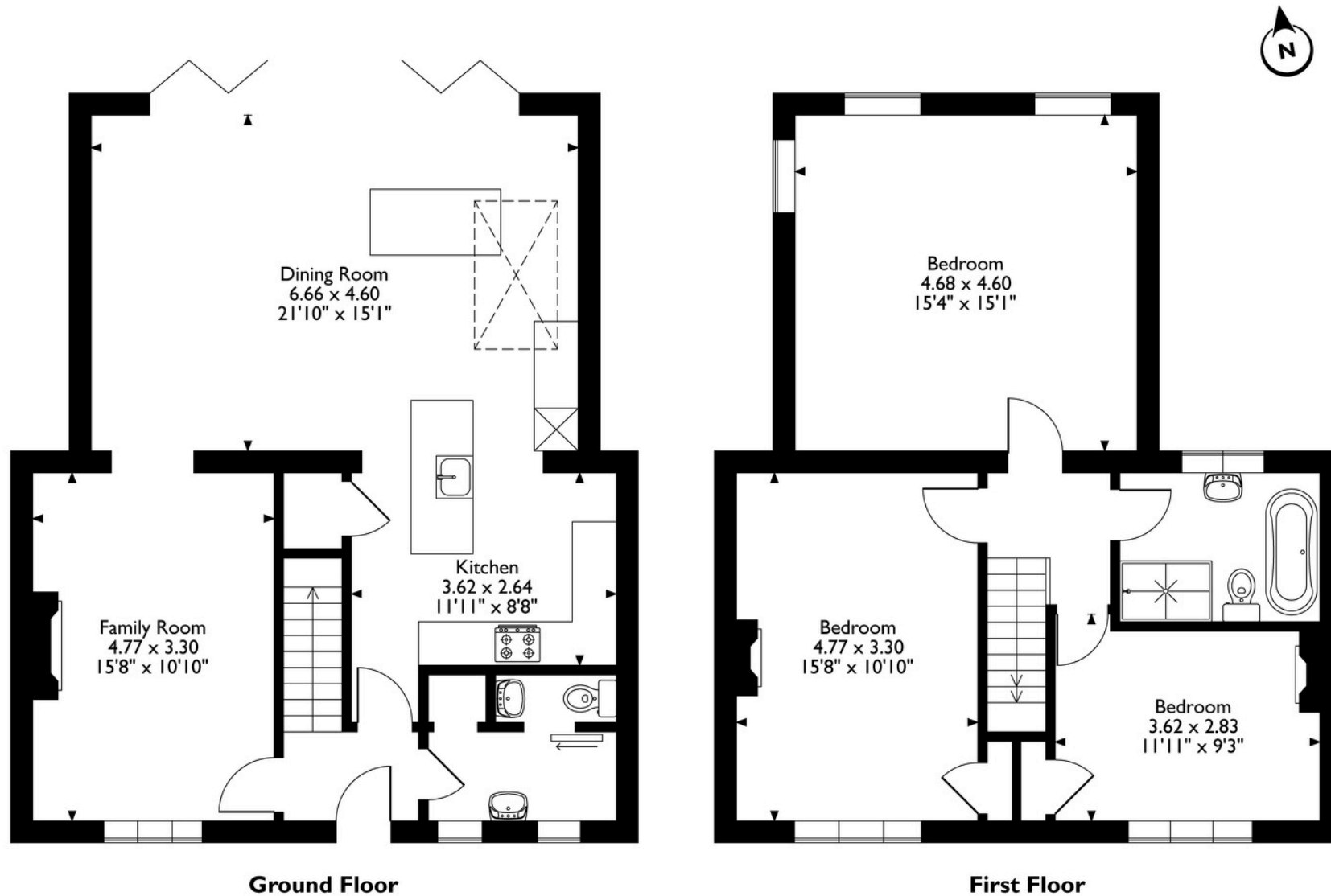
Freehold



1 Glaston Road, Morcott, Oakham, Rutland LE15 9DL

House Total Approx. Gross Internal Floor Area = 1421 ft<sup>2</sup> / 132 m<sup>2</sup>

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



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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#### 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.

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