



MAIN STREET

BELTON IN RUTLAND

JAMES
SELLICKS



“ ... DECEPTIVELY SPACIOUS, THREE-BEDROOM CHARACTER COTTAGE ... ”

A deceptively spacious, three-bedroom character cottage that has been beautifully-presented throughout with a courtyard garden, nestled into the heart of the popular village of Belton-in-Rutland.

Kitchen • Two Reception Rooms • Downstairs Cloakroom • Three Bedrooms • Family Bathroom • Private Courtyard Garden • On-Street Parking • Village Location • EER - D •

Accommodation

The property itself is bursting with character throughout with exposed brick, stone, and original timber beams. The ground floor consists of two good sized reception rooms, a kitchen, and a downstairs cloakroom. At the front of the property is the dining room, with an original fireplace and access to the downstairs cloakroom. An archway flows from the dining room through to the spacious and light living room comprising a feature fireplace with log burning stove and French doors opening out to the courtyard garden. The kitchen sits to the rear of the property with a good range of Shaker style fitted units under timber worktops. There are a variety of integrated appliances two windows overlooking the courtyard and allowing plenty of light.

An internal, vaulted hallway with exposed brick wall has stairs rising to the first-floor landing providing access to the bedroom and bathroom accommodation. There are three double bedrooms and a family bathroom. The largest of the three bedrooms benefits from built-in wardrobes with the other two offering ample space for free-standing furniture. All three bedrooms are served by the family bathroom comprising a shower bath, wash basin and low flush lavatory.

Outside

The property is accessed off Main Street through the front door that opens into the dining room. At the rear of the property there is a hard-landscaped courtyard garden providing a great outdoor space for entertaining and one that's easy to maintain throughout the year. There is a pedestrian hand gate to the far end of the garden giving way to a pedestrian rear access to Goughs Lane.



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 oil-fired central heating. Council Tax Band D.

Tenure

Freehold



26 Main Street, Belton in Rutland, Oakham, Rutland LE15 9LB
House Total Approx. Gross Internal Floor Area incl. Outbuilding = 1313 ft² / 122 m²
Measurements are approximate, not to scale, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



www.jamesselicks.com

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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.