



SPREY  
PROPERTY

Main Street, Belton in Rutland  
Asking Price Of £225,000



Nestled in the picturesque village of Belton in Rutland, this delightful two-bedroom character cottage is brimming with period charm and timeless appeal. Featuring exposed beams and original doors, the property offers a warm and inviting atmosphere throughout. Step inside through a welcoming porch into a cosy living room full of character, leading to a charming kitchen with breakfast area ideal for relaxed mornings or intimate evening meals. Upstairs, the accommodation includes a well-proportioned principal bedroom and a good-sized single bedroom, along with the bathroom, all beautifully presented with traditional features. Outside, enjoy a mature cottage garden to the front and a private courtyard to the side, perfect for al fresco dining or a peaceful retreat. A separate garden storeroom to the front provides additional useful storage. This characterful home is the perfect rural retreat or weekend bolthole, situated in the heart of one of Rutland's most desirable villages.

TENURE: Freehold (Not Listed)

Electric and Water Connected

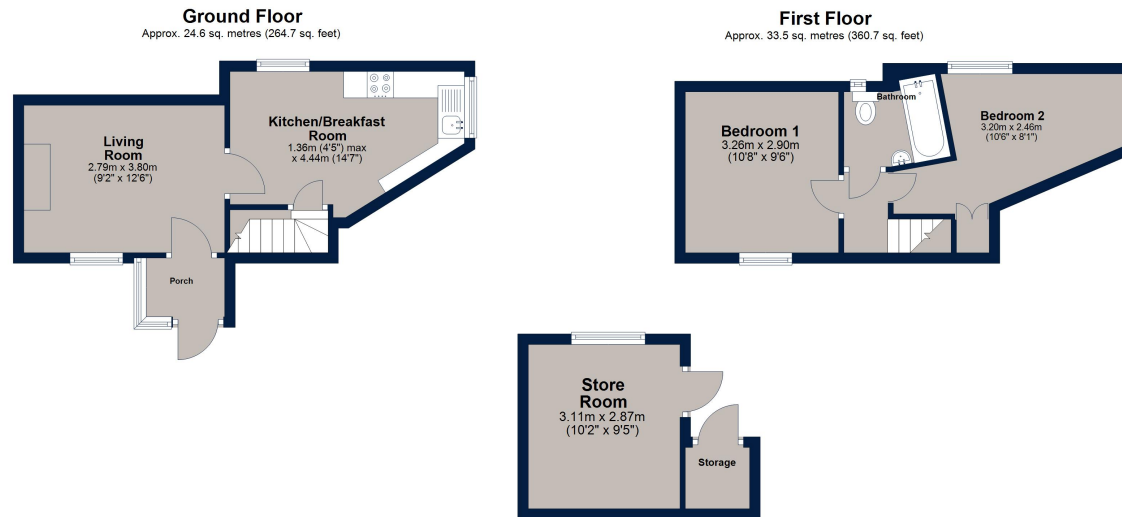
EPC: G

COUNCIL TAX: C





# Main Street, Belton in Rutland



Total area: approx. 58.1 sq. metres (625.4 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

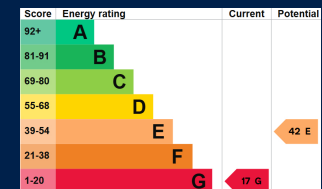
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Maintained by a small committee of volunteers, The Secret Garden at Belton-in-Rutland is a children's playground with attractive gardens and a very friendly village pub. Numerous walks can be enjoyed taking in the many sights and features of this historic village. For a wide choice of shops, restaurants, leisure facilities, rail links and schools, the market towns of Uppingham, Oakham and Stamford are only a short drive away. Transport links include the nearby A47 for connections into Leicester, Peterborough and Corby with speedy rail links to London.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements