



## 11 Main Road, Glaston, Oakham, Rutland, LE15 9BP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

This beautifully presented cottage is situated in the popular Rutland village of Glaston less than 3 miles from the market town of Uppingham.

The accommodation comprises of entrance hall, sitting room with feature fireplace, breakfast kitchen with well equipped hand built units, and a recently completed extension which houses a dining room with large glass lantern roof. To the first floor are two bedrooms, one with built in wardrobe, and a shower room.

To the rear of the property is a charming courtyard garden with useful home office outbuilding providing power and light.

NO CHAIN

**Asking Price £275,000 Freehold**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



- Charming mid terrace cottage
- Two bedrooms
- Office room with electric to rear
- Recently converted shower room
- EPC Rating - E

- Character features throughout
- Hand built kitchen
- Dining room extension
- NO CHAIN
- Council Tax Band B



**ACCOMMODATION:**

**Hallway**

**Living Room**  
3.63m x 3.15m (11'11 x 10'4)

**Kitchen**  
3.66m x 2.87m (12' x 9'5)

**Dining Room**  
3.25m x 1.63m (10'8 x 5'4)

**Shower room**

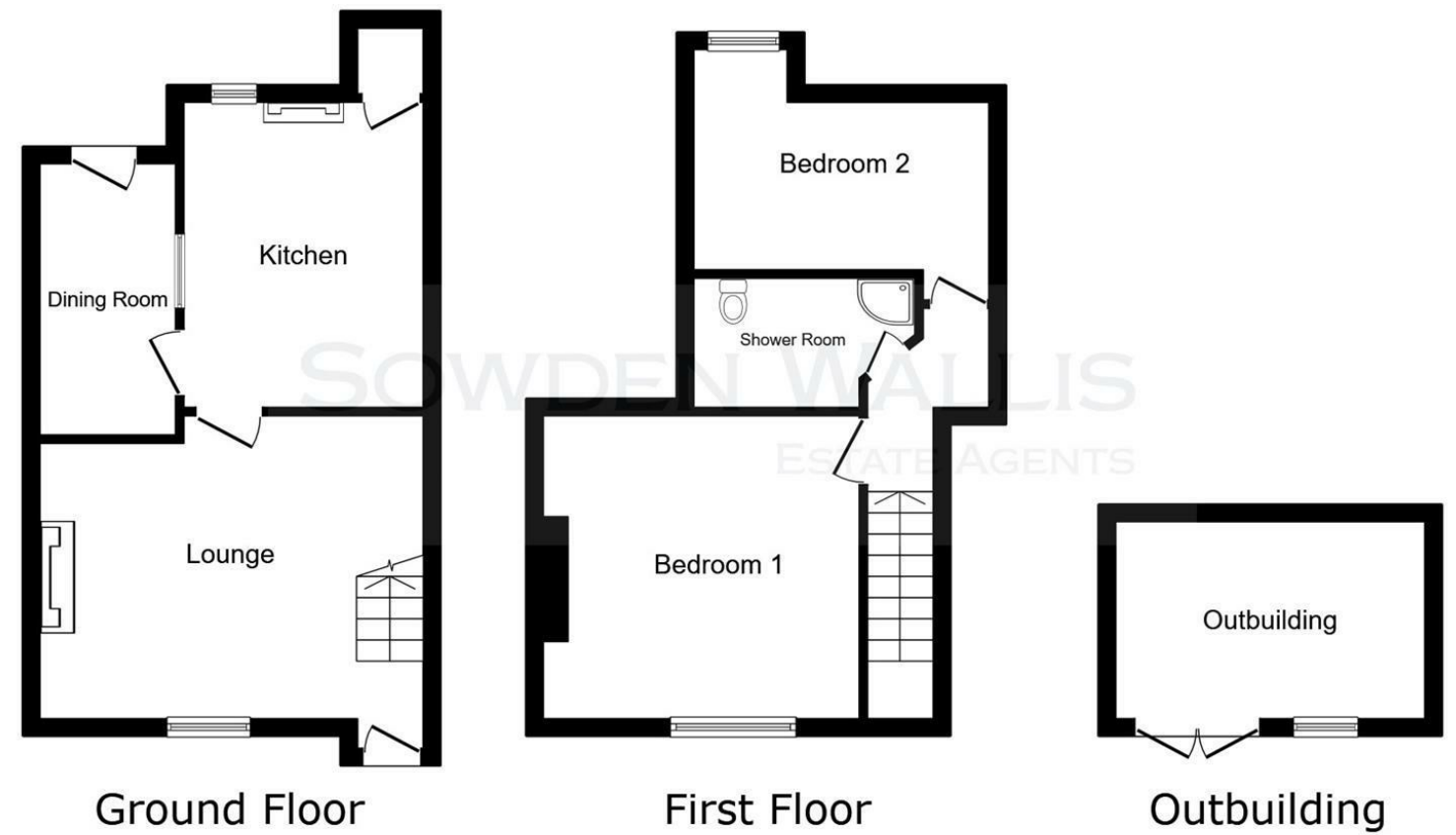
**Bedroom One**  
3.71m x 3.07m narrowing to 2.44m (12'2 x 10'1 narrowing to 8')

**Bedroom Two**  
2.87m x 2.01m (9'5 x 6'7)

**Bathroom**

**Home Office**  
3.45m x 2.36m (11'4 x 7'9)

**FLOOR PLAN:**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)