



30 Main Street, Belton In Rutland, Uppingham, LE15 9LB

 **NEWTON FALLOWELL**



3 2 4

## Key Features

- Character Cottage In Prime Village Location
- Renovated Throughout
- No Onward Chain
- Four Reception Rooms
- Modern Kitchen Breakfast Room
- Three Spacious Double Bedrooms
- Four Piece Family Bathroom and En Suite Shower Room
- Large Detached Garage Space
- EPC Rating E

Guide price £475,000







Set within the highly regarded village of Belton-In-Rutland is this beautiful end-terrace cottage. Being sold with NO ONWARD CHAIN, the property sits on a large plot and offers a fantastic mix of character and modern features with four reception rooms, a kitchen breakfast room, a downstairs WC, three spacious bedrooms including a luxury en-suite shower room and four-piece family bathroom, a good-sized garden, and a large garage space.

Internal viewings are strongly recommended to appreciate this beautiful home fully.

Sitting over two floors the property is entered via the rear garden room leading into the light and airy dining room offering period features. From here you have access to the recently decorated living room with a beautiful character fireplace, log burner, and exposed stonework. The sunroom is accessed from the living room and offers flexible space currently set up as a playroom/office with sliding doors for access to the garden. The kitchen breakfast room has been recently renovated including hand-crafted terrazzo counter tops, plenty of floor-to-wall base units, gas-fired AGA, a premium Neff induction hob and microwave oven, space for appliances, and valuable storage space. Just off the kitchen is a useful utility cupboard with further space for white goods as well as a handy pantry cupboard. The ground floor is finished with a useful downstairs WC and a storage cupboard for coats and shoes.

Stairs located off the dining room provide access to three spacious double bedrooms with the master bedroom boasting a fully renovated en-suite shower room and exposed characterful brickwork. Finishing off the first floor is a new four-piece bathroom featuring underfloor heating, hand-crafted counter tops and wall hung Roca sanitary ware.

Externally the property is very well kept with a picturesque cottage garden, mostly laid to lawn garden with flowerbeds and a paved patio area. This property also boasts a generously sized detached garage space which is perfect for storage or a workshop as well as two brick-built garden sheds.







Garden Room 5.90m x 2.64m (19'5" x 8'8")

Dining Room 5.06m x 3.52m (16'7" x 11'6")

Living Room 5.06m x 4.31m (16'7" x 14'1")

Playroom 3.18m x 2.65m (10'5" x 8'8")

Kitchen/Breakfast Room 4.89m x 4.15m (16'0" x 13'7")



First Floor Landing 6.06m x 0.83m (19'11" x 2'8")

Bedroom One 5.16m x 5.13m (16'11" x 16'10")

En-Suite 2.29m x 1.71m (7'6" x 5'7")

Bedroom Two 5.08m x 3.59m (16'8" x 11'10")

Bedroom Three 4.16m x 3.80m (13'7" x 12'6")



Bathroom 4.06m x 1.95m (13'4" x 6'5")

Garage 10.95m x 4.88m (35'11" x 16'0")



### Belton-in-Rutland

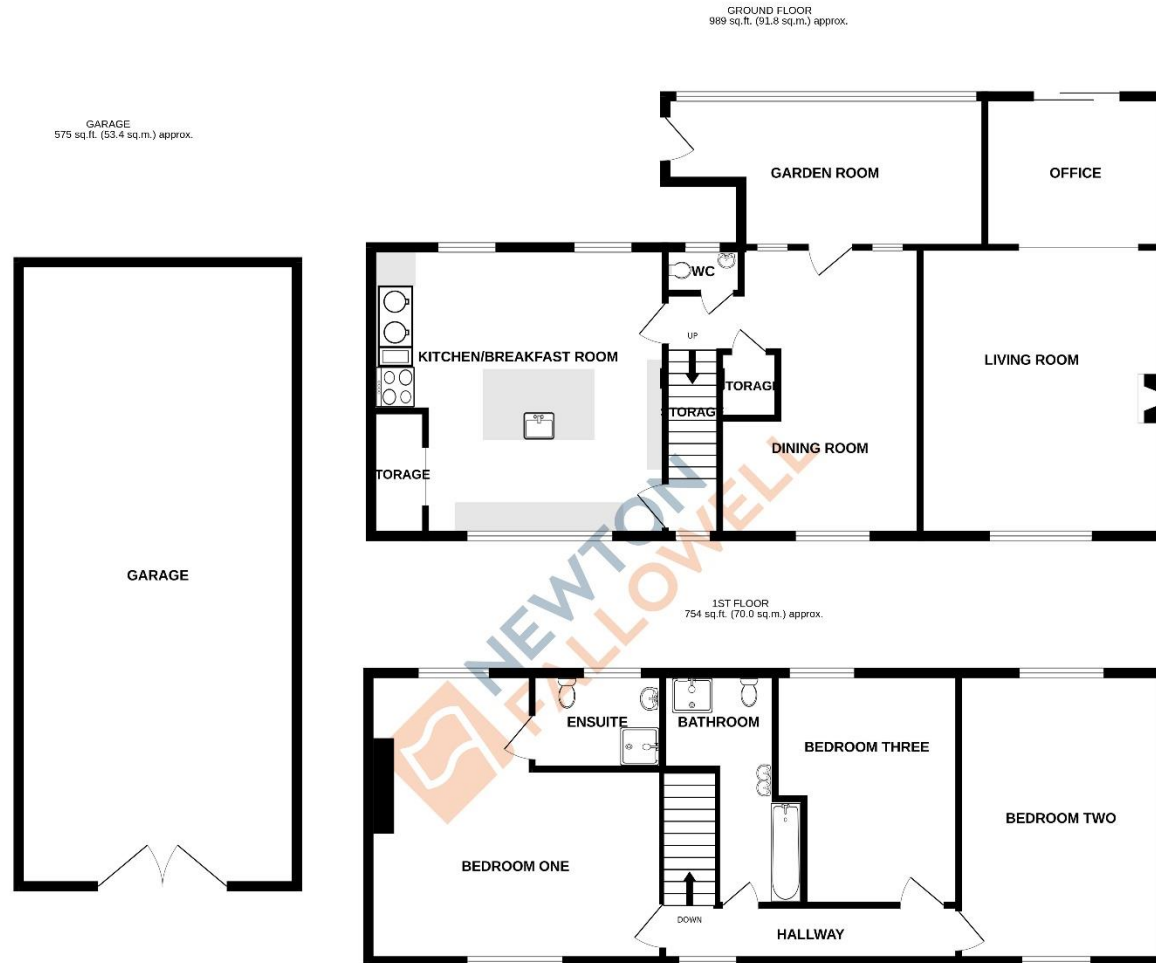
This village is in an idyllic location, offering character and charm throughout the conservation village. It's situated approximately four miles from Uppingham Town, 9 miles to Oakham Town and near proximity to the A47 for convenience commuting to larger cities such as Leicester & Peterborough. You'll likely see more horses than cars with it's quite spot and no through road other than to Loddington village. The village has a few amenities to offer including The Sun Inn public house, pre-school, 12<sup>th</sup> Century St Peters Church and society clubs such as a cinema club and cricket











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	40 E	
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: F

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

MAIN STREET, BELTON IN RUTLAND, LE15 9LB

TOTAL FLOOR AREA : 2317 sq.ft. (215.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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