



Apple Tree Cottage Littleworth Lane, Belton In
Rutland, Uppingham, LE15 9JZ

 **NEWTON FALLOWELL**

5 3 4

Key Features

- Detached Character Family Home
- Open Plan Living Area
- Modern Spacious Kitchen
- Family Bathroom, Shower room and En-Suite Shower Room
- Five Double Bedrooms
- Double Garage
- Large Rear Garden
- Stunning Field Views
- EPC Rating F
- Freehold

£675,000





Situated in the charming and highly sought-after village of Belton-In-Rutland, this captivating character detached house holds an intriguing history. Originally built as four separate cottages, this property has been transformed into an exceptional dwelling. It encompasses a contemporary kitchen, a utility room, a cozy sitting room, a spacious living room, an elegant dining room, a sunroom, five double bedrooms, a family bathroom, an en-suite shower room, a ground floor shower room, and a double garage. The house is situated on a generous plot, offering picturesque field views. Prompt internal viewings are advised to fully appreciate the property's allure.

Spread across two floors, the entrance to the property welcomes you into a bright and inviting foyer, granting access to the modern kitchen area. This space features ample wall-to-floor base units and integrated appliances. Adjacent to the kitchen, a utility room offers practicality with further storage, with access to the driveway. An adjoining three-piece shower room completes this section. The cozy sitting room, with its inviting log burner, can be accessed from the entrance hall. Moving through the sitting room, you'll discover an open plan arrangement comprising the living room, dining room, and sunroom, all united by a double-fronted log burner. The sunroom, a serene retreat, features sliding doors that seamlessly connect to the stunning rear garden, offering panoramic field views. The first floor is accessible via staircases from both the entrance hall and the sitting room, leading you to five generously proportioned bedrooms. The master bedroom is accompanied by a dressing room, while the second bedroom boasts a three-piece en-suite shower room. A three-piece family bathroom serves the remaining bedrooms, rounding off the upper-level accommodations.



Externally, the property boasts a substantial private rear garden, predominantly laid to lawn, with gravel areas for the convenient parking of multiple vehicles. Positioned at the side of the property, the double garage can be accessed through a side door from the rear garden. This remarkable property encapsulates history and contemporary living, nestled within the picturesque village of Belton-In-Rutland.



Entrance Hall 3.41m x 2.45m (11.2ft x 8ft)

Kitchen 4.38m x 3.41m (14.4ft x 11.2ft)

Utility Room 3.04m x 1.78m (10ft x 5.8ft)

Shower Room 1.89m x 1.47m (6.2ft x 4.8ft)

Sitting Room 6.32m x 3.51m (20.7ft x 11.5ft)

Living Room 5.3m x 3.51m (17.4ft x 11.5ft)

Dining Room 5.08m x 3.51m (16.7ft x 11.5ft)

Sunroom 5.41m x 2.65m (17.7ft x 8.7ft)

First Floor Landing 3.52m x 2.03m (11.5ft x 6.7ft)

Bedroom One 6.52m x 5.55m (21.4ft x 18.2ft)

Dressing Room 3.78m x 1.88m (12.4ft x 6.2ft)

Bedroom Two 3.57m x 3.47m (11.7ft x 11.4ft)

Bedroom Two En-Suite 2.51m x 1.07m (8.2ft x 3.5ft)

Bedroom Three 5.85m x 3.52m (19.2ft x 11.5ft)

First Floor Landing 3.42m x 0.9m (11.2ft x 3ft)

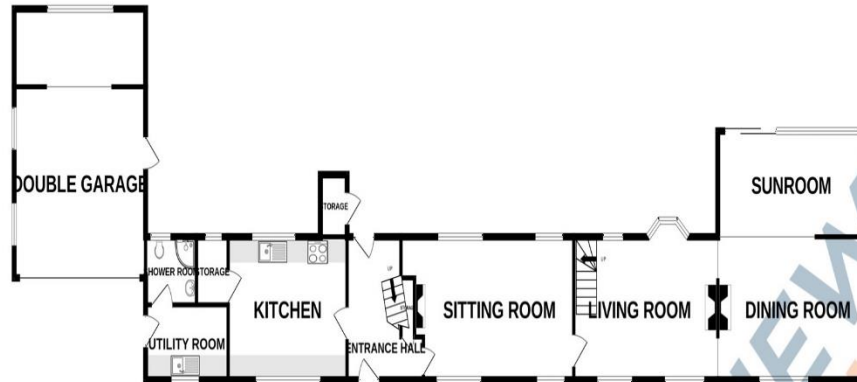
Bathroom 2.38m x 1.79m (7.8ft x 5.9ft)

Bedroom Four 3.4m x 3m (11.2ft x 9.8ft)

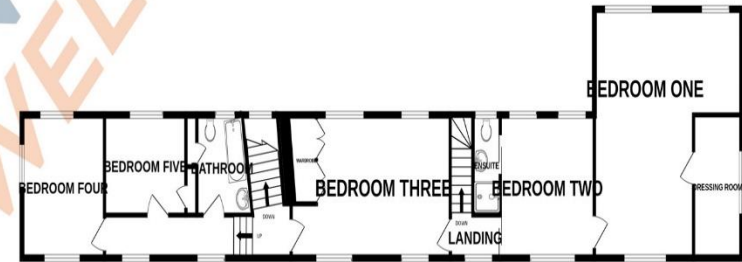
Bedroom Five 3m x 2.39m (9.8ft x 7.8ft)



GROUND FLOOR
1461 sq.ft. (135.8 sq.m.) approx.



1ST FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



LITTLEWORTH LANE, BELTON-IN-RUTLAND, LE15 9JZ

TOTAL FLOOR AREA : 2573 sq.ft. (239.0 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.

Made with Metropix ©2023



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: G

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.