



Hare House, 1 Mount Pleasant Road, Morcott,
Oakham, LE15 9DP

 **NEWTON FALLOWELL**

4 2 3

Key Features

- Semi Detached Character Property
- Four Double Bedrooms
- Three Reception Rooms
- En-Suite Bathroom
- Refurbished & Presented To A High Standard
- Sought After Village Location
- Enclosed Courtyard Garden With Raised Entertaining Area
- Off Road Parking
- Freehold

Offers in excess of £500,000





Situated in the heart of the sought-after village of Morcott, within only a short drive to both the popular picturesque market towns of Oakham & Uppingham is this spacious semi-detached character property dating back to 1850. Boasting flexible accommodation throughout the property offers a spacious open plan breakfast kitchen, three reception rooms, downstairs W.C / utility room, four double bedrooms including a stunning en-suite bathroom complete with a ball & claw bath, built-in wardrobes, and a three-piece family shower room. An internal viewing is recommended at the earliest opportunity to avoid missing out.

Sitting over two floors, and entering via the rear aspect, you are welcomed by the spacious light and airy entrance hall where doors provide access to the living accommodation and stairs flow to the first floor landing. The spacious re-fitted open plan breakfast kitchen sitting to the front offers plenty of floor-to-wall base units, exposed stonework, double aspect windows overlooking the front street scene, and plenty of room to fit a table and chairs. Both the dining room and family room sit to the front of the property and the sitting room sits to the rear offering a view to the driveway. Bi-fold doors from the hallway open up to the south-west facing enclosed rear courtyard garden. From the first floor's landing, you will find four double bedrooms complete with built-in wardrobes, a refitted en-suite bathroom with a stunning ball & claw bath, a family shower room, and a door to the storage room.

Externally the property offers a gravelled driveway providing parking for two vehicles. The rear south-west facing courtyard garden is easy to maintain and features a raised area ideal for BBQs & entertaining.

Room Measurements

Entrance Hall 12.41m x 1.97m (40'8" x 6'6")

Kitchen/Breakfast Room 6.64m x 3.89m (21'10" x 12'10")

WC/Utility Room 2.01m x 1.81m (6'7" x 5'11")

Sitting Room 5.61m x 3.38m (18'5" x 11'1")

Dining Room 4.23m x 3.89m (13'11" x 12'10")

Family Room 3.89m x 2.90m (12'10" x 9'6")

First Floor Landing 7.88m x 3.23m (25'11" x 10'7")

Bedroom One 3.78m x 3.48m (12'5" x 11'5")

Bedroom Two 3.61m x 3.12m (11'10" x 10'2")

Bedroom Three 3.57m x 3.02m (11'8" x 9'11")

Bedroom Four 3.70m x 2.87m (12'1" x 9'5")

Bathroom 3.33m x 1.82m (10'11" x 6'0")

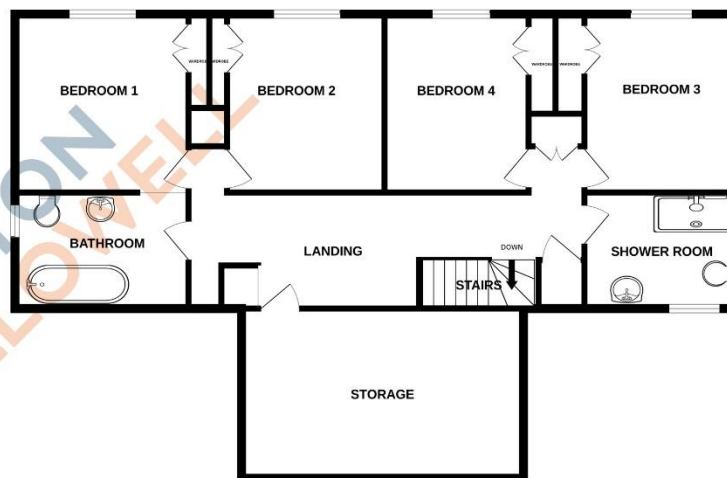
Shower Room 3.55m x 2.31m (11'7" x 7'7")

Storage 5.61m x 3.38m (18'5" x 11'1")

GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



1ST FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



MOUNT PLEASANT ROAD, MORCOTT, OAKHAM LE159DP

TOTAL FLOOR AREA : 2215 sq.ft. (205.8 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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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.