



1 Loddington Lane, Belton In Rutland, Uppingham,  
LE15 9LA

 **NEWTON FALLOWELL**

4 1 2

## Key Features

- Extended Detached Bungalow
- Four Bedrooms
- Large L Shaped Living & Dining Room
- Large Plot With Decked Seating Area
- Ample Of Road Parking
- Popular Village Location
- Presented To A High Standard
- EPC Rating E
- Freehold

£450,000





Set within the highly regarded village of Belton-In-Rutland is this deceptively spacious detached bungalow, offering well-thought-out accommodation including a modern breakfast kitchen, open plan living, dining & family area, four spacious bedrooms, and a modern four-piece family bathroom. Positioned on a plot with a lovely south-facing garden, ample off-road parking, and further scope to extend & improve, the village of Belton-in-Rutland is very highly regarded and set within easy access to the market towns of Oakham & Uppingham, whilst being within commuter access to Leicester & Peterborough for train links to London and beyond. Currently offered for sale with no onward chain, the bungalow creates a superb family home or downsizers paradise.

As you enter the property through the entrance hallway, this light and airy space creates the hub of the property with access to the majority of the internal accommodation. Initially, you have four spacious bedrooms and a modern four-piece family bathroom. Bedrooms one and three sit to the rear of the property and offer a view out to the rear aspect. Bedrooms two, and four and the family bathroom are positioned to the front of the property and offer a view out to the front aspect with the family bathroom being majority tiled and featuring a panel bath with stainless steel fittings, wash hand basin inset to a vanity unit, close coupled W.C with half and full flush with a hidden cistern and a large corner shower. Overlooking the rear garden is the open plan living, dining & family area with wood flooring and two sets of double doors out to the rear garden. Added into an extension to the front is the modern breakfast kitchen, flooded with natural light this area comes complete with modern fitted units, a large island with an inset sink with a restaurant-style tap, a Rangemaster-style double oven with matching extractor hood, and a door out to the rear garden.



Externally the oversized plot encompasses a front and rear garden with the front driveway offering ample off-road parking and the rear garden being mainly laid to lawn with borders of plants & shrubs and offering a large patio seating area ideal for entertaining and a summer house that is currently used as a home office. Properties of this size rarely become available in the village, and we would strongly encourage an internal viewing at the earliest opportunity.



### Room Measurements

Entrance Porch 0.58m x 1.73m (1'11" x 5'8")

Entrance Hall 2.36m x 3.63m (7'8" x 11'11")

Hallway 6.05m x 0.86m

Living Room 6.05m x 3.63m

Dining / Family Room 6.48m x 4.75m

Downstairs W/C 1.37m x 1.24m

Kitchen / Breakfast Room 5.64m x 4.55m

Bedroom 1 3.63m x 3.66m (11'11" x 12'0")

Bedroom 2 3.66m x 3.30m

Bedroom 3 2.69m x 2.41m

Bedroom 4 2.34m x 2.11m

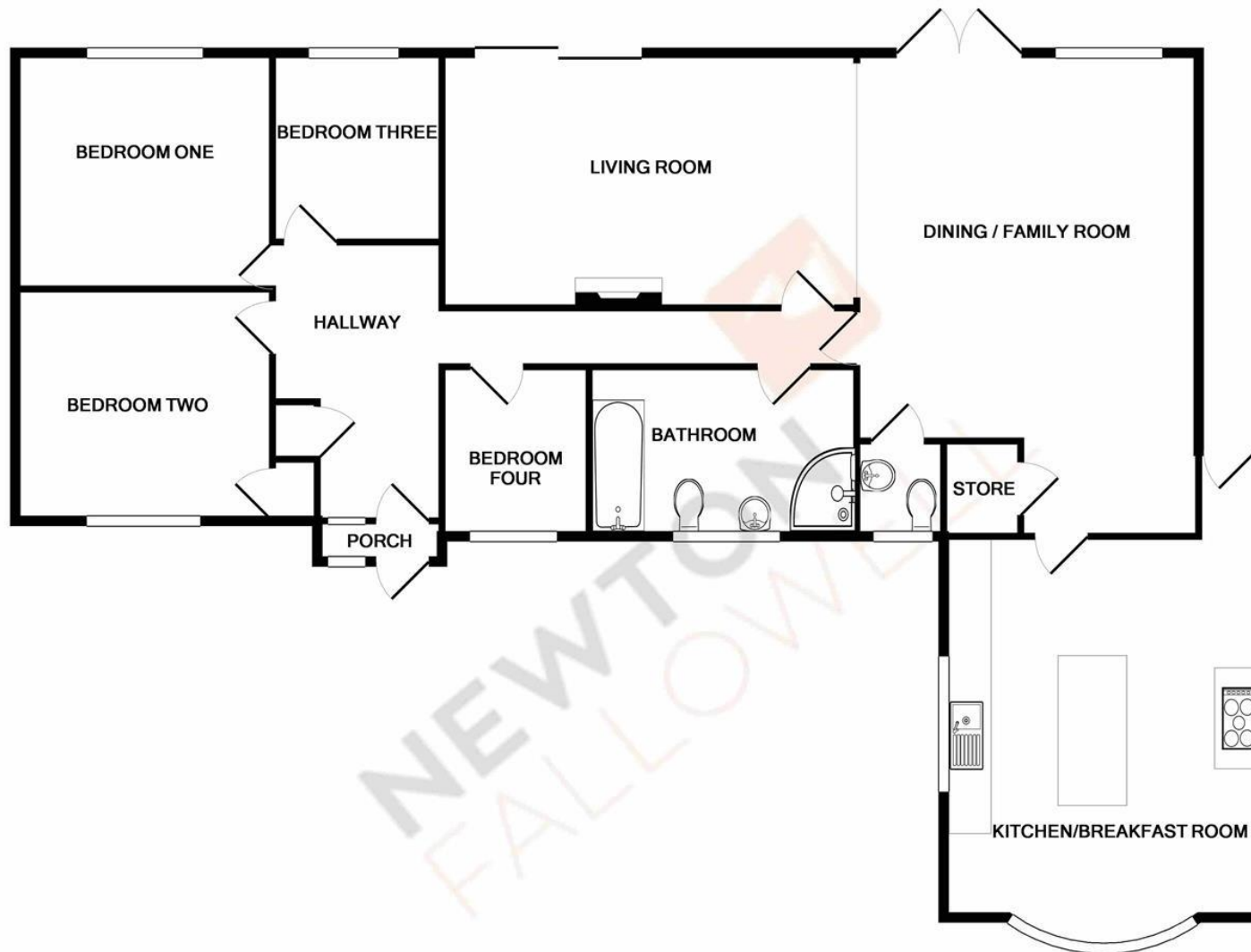
Bathroom 3.81m x 2.36m

### Outside

Off Road Parking for several vehicles, Front and Rear gardens, Large Summer House







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	43 E	
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: E

**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.

TOTAL APPROX. FLOOR AREA 1538 SQ.FT. (142.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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