



6 Church Street, Belton In Rutland, Uppingham, LE15
9JU

 **NEWTON FALLOWELL**

3 2 5

Key Features

- Period Mid Terrace
- Four Bedrooms
- Five Reception Rooms
- Large Plot With Seperate Access From Back Lane
- Ideal Renovation Or Development Project
- Over 3000 Sq/f Of Accommodation
- Large Double Garage / Workshop
- Sought After Village Location

£750,000





Positioned in the desirable conservation village of Belton In Rutland stands this period four bedroom mid terrace property. Positioned well on a very large plot with separate access from Back Lane this property would make an ideal renovation or development project (STP) and features over 3000 square feet of accommodation. With the added benefit of separate access, this property could also be partitioned to form a separate building plot or dwelling. The accommodation briefly comprises a lounge, snug, kitchen, dining room, garden room, family room, reception room, utility room, large double garage/workshop, four bedrooms, family bathroom, and a separate annex apartment. CALL TO VIEW!

Entering via the front door leads into the entrance hall that provides access to the snug, kitchen & downstairs W.C. The snug features windows to the front and rear aspect and a feature fireplace. Flowing from the snug is the lounge that also features windows to both aspects and a second feature fireplace. Accessed via the entrance hall is the kitchen that offers floor-to-ceiling units, an inset sink, and drainer, inset electric hob with overhead extractor and a floor mounted boiler. Leading from the kitchen is the spacious dining room that offers access to the garden room & family room. The family room offers a built-in double storage cupboard, stairs to the annex accommodation, and a door to the rear reception room that is currently used as storage. From the rear reception room, you have access to the utility room and then through to the double garage/workshop. Upstairs the property offers four bedrooms and two bathrooms including the annex. Bedrooms one & two sit in the main part of the property and are situated above the lounge & snug. Bedrooms three & four are located above the dining room and family room and completing the upstairs accommodation is the family bathroom that is positioned above the kitchen.

Externally the property sits on a very large plot and has separate access from Back Lane. This opens a plethora of possibilities to renovate or redesign the building. In the agent's opinion, there could be a potential building plot within the grounds (STP). The main section is laid to lawn with borders of plants, trees & shrubs and there is a lowered staggered section that is also currently laid to lawn. To the rear of the plot and approaching Back Lane, the property is well screened with mature trees and shrubs.



Entrance Hall 1.2m x 1.88m (3'11" x 6'2")

Snug 3.73m x 4m (12'2" x 13'1")

Lounge 3.89m x 4.5m (12'10" x 14'10")

Kitchen 4.36m x 4.47m (14'4" x 14'8")

WC 1.1m x 1.56m (3'7" x 5'1")

Dining Room 4.05m x 5.29m (13'4" x 17'5")

Garden Room 2.4m x 3.68m (7'11" x 12'1")

Family Room 4.47m x 5.03m (14'8" x 16'6")

Reception Room 4.7m x 6.83m (15'5" x 22'5")

Utility Room 3.66m x 4.7m (12'0" x 15'5")

Double Garage 4.7m x 6.37m (15'5" x 20'11")

First Floor Landing 0.99m x 7.59m (3'2" x 24'11")

Bedroom One 3.76m x 4.5m (12'4" x 14'10")

Bedroom Two 3.04m x 3.45m (10'0" x 11'4")

Bathroom 2.56m x 3.23m (8'5" x 10'7")

Office 2.86m x 4.01m (9'5" x 13'2")

Bedroom Three 3.27m x 6.08m (10'8" x 19'11")

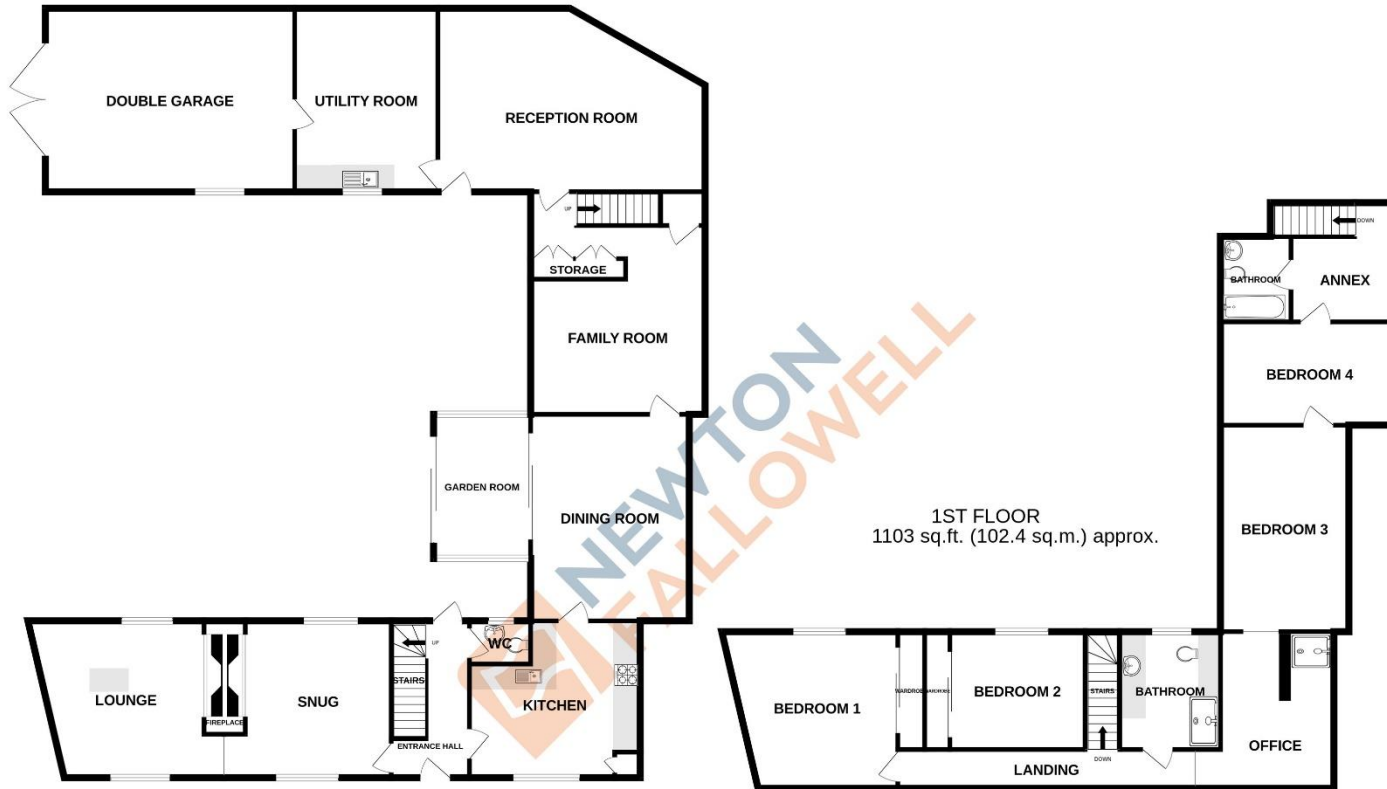
Bedroom Four 3.28m x 4.75m (10'10" x 15'7")

Annex 2.83m x 2.87m (9'4" x 9'5")





GROUND FLOOR
2052 sq.ft. (190.6 sq.m.) approx.



1ST FLOOR
1103 sq.ft. (102.4 sq.m.) approx.

CHURCH STREET, BELTON IN RUTLAND, UPPINGHAM LE159JU

TOTAL FLOOR AREA : 3155 sq.ft. (293.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	23 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.