



Pear Tree House, Seaton Road, Glaston, Oakham,  
LE15 9EY



3 2 1

## Key Features

- Luxury three-bedroom link-detached family home
- Built by a high-quality, award-winning local developer
- Stunning village location with views over open countryside at the front
- Constructed with local Clipsham stone, a slate roof, and underfloor heating on the ground floor
- Modern interior featuring flush casement windows and fitted plantation shutters
- Energy-efficient air source heating system, controllable via mobile app
- Private block-paved driveway and open carport with a pitched roof
- Landscaped rear garden with a shed that has power and lighting
- EPC Rating B
- Freehold

£495,000





An exceptional opportunity to acquire a modern, luxury three-bedroom link-detached family home, situated in a small, exclusive development of just three homes by a prestigious, award-winning local builder. This exquisite property is set in a charming village, offering stunning views of the open countryside at the front. Built to the highest standards, the home is crafted using local Clipsham stone beneath a slate roof, with underfloor heating throughout the ground floor for added comfort. The property also boasts flush casement windows, fitted plantation shutters, and an energy-efficient air source heating system, all of which can be easily controlled via a mobile app.

Inside, the property combines modern living with traditional charm, featuring stylish interiors that are perfect for contemporary family life. The home offers a spacious layout with high-quality finishes throughout. Externally, the property is complemented by a private block-paved driveway, an open carport with a pitched roof and useful storage to the eaves, and well-maintained planted frontage. The rear garden has been hard landscaped for ease of maintenance with exterior lighting and includes a shed with power and lighting, providing a versatile space for storage or a home workshop.



This is a rare opportunity to purchase a home that offers the best of both worlds – a peaceful village location with modern amenities and a timeless, traditional aesthetic.





### Room Measurements

Entrance Hall 2.52m x 1.16m (8'4" x 3'10")

Study 3.3m x 2m (10'10" x 6'7")

Utility Room 3.3m x 1.6m (10'10" x 5'2")

WC 2.2m x 1.02m (7'2" x 3'4")



Kitchen/Living/Dining Room 8.39m x 5.7m (27'6" x 18'8")

First Floor Landing 2.32m x 1.82m (7'7" x 6'0")

Bedroom One 3.81m x 3.66m (12'6" x 12'0")

Dressing Room 1.84m x 1.74m (6'0" x 5'8")



Ensuite 2.2m x 1.8m (7'2" x 5'11")

Bedroom Two 3.33m x 2.8m (10'11" x 9'2")

Bedroom Three 3.33m x 2.8m (10'11" x 9'2")

Bathroom 2.4m x 1.7m (7'11" x 5'7")

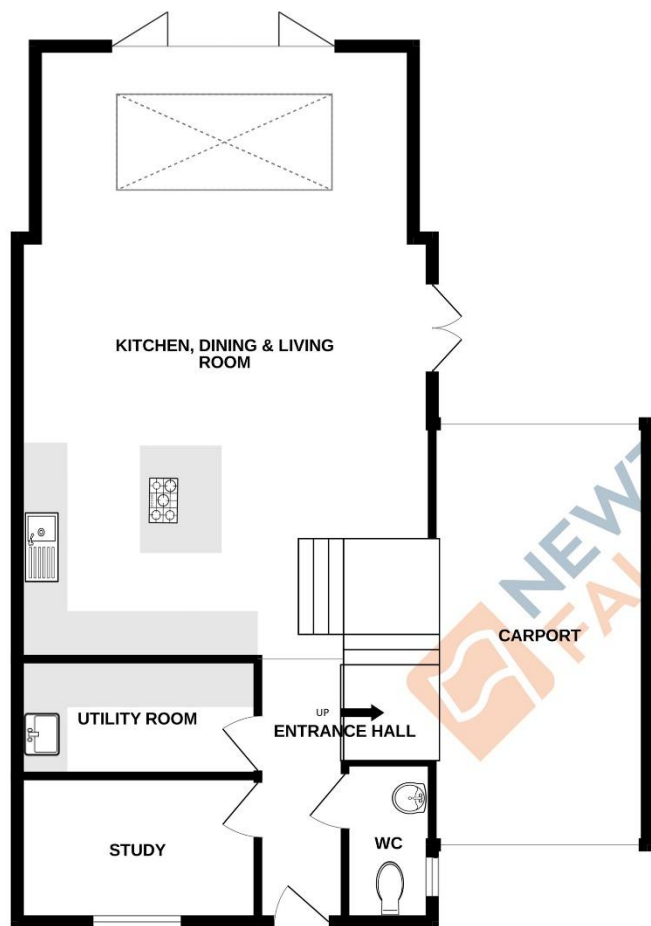




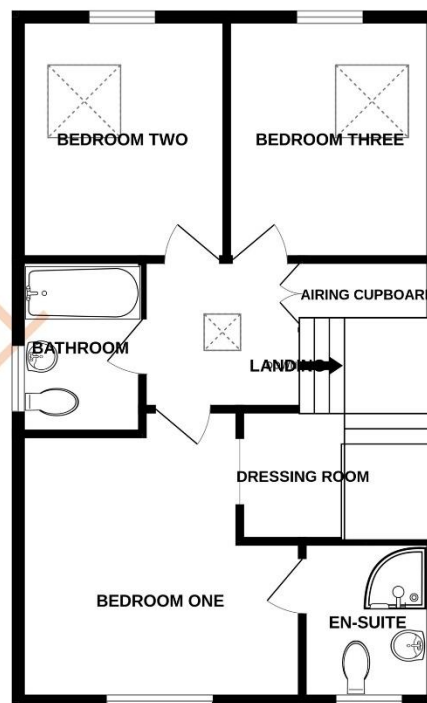




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1324sq.ft. (123.0 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.  
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	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.