



Church Cottage, 31 Cedar Street, Braunston, Oakham, LE15  
8QS





## Key Features

- Detached Character Property with NO CHAIN
- 2 Bedrooms
- En-Suite to Guest Bedroom
- Spacious Dual-Aspect Reception Room
- Conservatory
- Sought-After Location
- Enclosed Rear Garden
- Investment Opportunity
- EPC Rating F
- Freehold

Offers in excess of £250,000







Uniquely positioned adjacent to All Saints Church in the sought-after village of Braunston, Rutland, this quaint 2-bedroom cottage is offered to the market with no chain, presenting a rare opportunity for those looking for a project with charm and character in abundance.

Entering via the porch and front door, guests are greeted with a spacious entrance hall, spanning the length of the ground floor. The main living room benefits from two large windows, as well as a feature open fireplace. Situated in the centre of the ground floor, bedroom one is spacious and complemented by a large window overlooking the property's courtyard garden.

Cedar Street boasts a spacious kitchen which flows into a conservatory with potential for use as a dining room or sunroom. The kitchen also houses a feature oil-fired Rayburn oven, which also provides central heating for the property. Bedroom three sits in the south-eastern corner of the property and is well-lit through a large window to the front aspect and may also be suited for use as a study. The ground floor accommodation is completed with a family bathroom/wet room, fitted with W/C, hand-basin and shower.

Externally, the property boasts a well-designed courtyard garden laid with decorative flagstone, featuring raised beds and a sociable covered seating area.







## Room Measurements

Living Room 4.35m x 3.9m (14'4" x 12'10")

Kitchen 4.36m x 3.05m (14'4" x 10'0")

Conservatory 4.01m x 2.66m (13'2" x 8'8")

Bedroom One 4.06m x 3.15m (13'4" x 10'4")

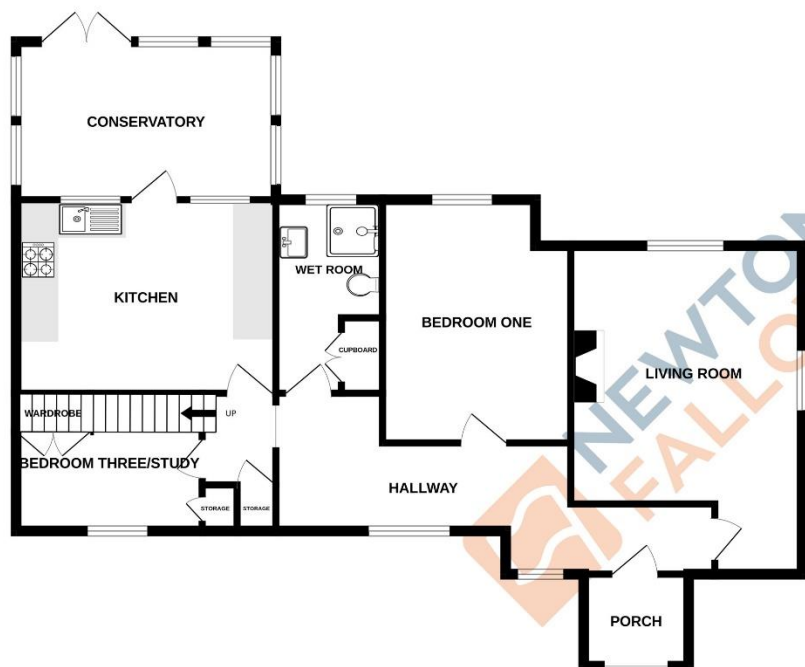


Wet Room 3.18m x 1.8m (10'5" x 5'11")

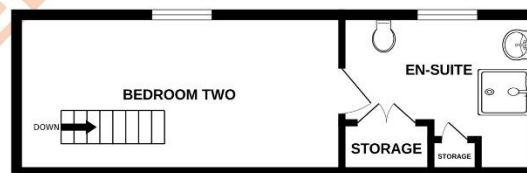
Bedroom Two 5.44m x 2.6m (17'10" x 8'6")



GROUND FLOOR  
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR  
250 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: C

#### 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.