



## 2 Mount Pleasant

Morcott, Oakham, LE15 9DR

**Offers Over £525,000**

Richardson



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Nestled in the charming village of Morcott, Oakham, this delightful end-terraced, stone cottage on Mount Pleasant Road is a true gem. Boasting three reception rooms and five bedrooms across two separate staircases the property offers plenty of room for the whole family and guests.

The accommodation comprises reception hall, with two staircases, kitchen breakfast room, sitting room, drawing room, study, conservatory, rear lobby with cloakroom and utility. There are two bathrooms to the ground floor at either end of the cottage. From the first set of stairs there is a walk in storage cupboard and 2 bedrooms. From the other stairs there are 3 bedrooms and a small cloakroom/wc.

The cottage is in need of updating but offers plenty of space and retains some period features including open stone walling, beams and open fire to the sitting room. The property has previously been two separate cottages and the heating and wiring could be split, should any new owner wish to divide them again. There are two heating systems, one gas for the lower end of the cottage and an oil fired boiler for the upper end of the cottage.

Looking outside there are lovely cottage style gardens to the rear which have a southerly aspect with paved patio and low stone wall with open grassland beyond. Useful small stone built workshop and store opposite the cottage. There is also a further good sized plot of garden land located to the far end of the terrace, with vehicle right of way providing off road parking, vegetable area with shed.

Whether you're looking to host gatherings in the reception rooms and garden or enjoy peaceful nights in the spacious bedrooms, this property offers endless possibilities to make it your own.

Entrance hall

Kitchen breakfast room

21'5" x 11'2" (6.55m x 3.42m)

Sitting room

19'9" x 11'2" (6.03m x 3.42m)

Bathroom

Drawing room

14'11" x 11'2" (4.56m x 3.42m )

Study

11'2" x 10'3" (3.42m x 3.14m)

Conservatory

20'1" x 8'0" (6.13m x 2.45m )

Rear lobby

Cloakroom/wc

Utility

Bathroom







First floor landing

Storage cupboard

Bedroom  
13'4" x 11'2" (4.08m x 3.42m)

Bedroom  
11'2" x 10'3" (3.42m x 3.14m)

From second first floor landing

Bedroom  
19'5" x 11'2" (5.93m x 3.42m)

Bedroom  
11'6" x 11'2" (3.53m x 3.42m)

Bedroom  
11'2" x 8'2" (3.42m x 2.5m)

Separate cloakroom/wc

External details

The property has a lovely cottage style garden to the rear with a southerly aspect with a low stone wall and an open view over open grassland. There is a useful stone built workshop and store. There is also a further garden area with off road parking, vegetable plots and shed to the far end of the terrace.

Council Tax

Rutland District Council Tax Band F

Services

All Mains Services are connected

Communication

According to Ofcom: Mobile coverage likely with EE, O2 and Three

According to Ofcom: Broadband Superfast is available

Agents notes

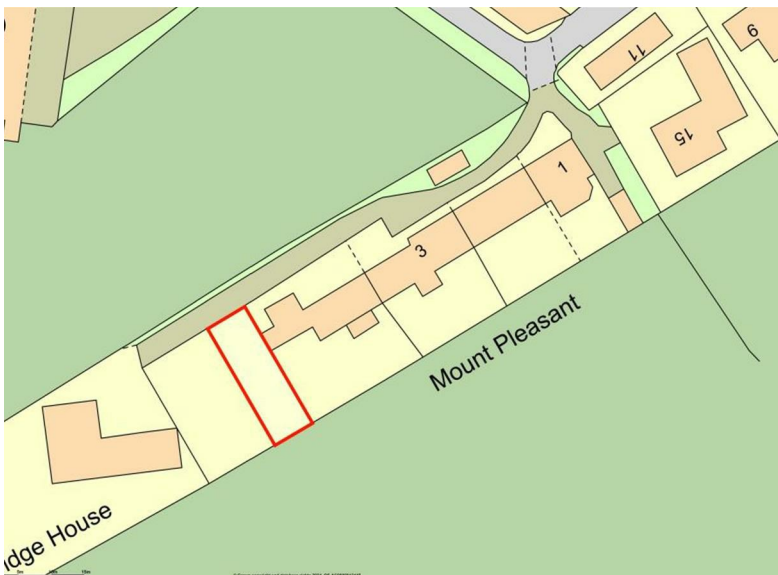
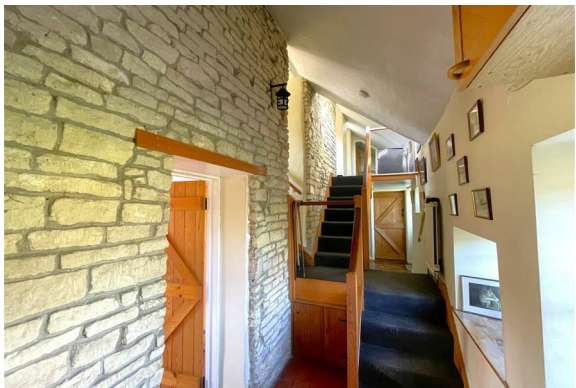
The vendors rent the land that the current garage is located on. It should be noted that the height of the ceilings to some of the areas within the cottage are low. The property does have some solar panels to the roof, the installation certificate is available for inspection

Agents Notes

There is a separate area away from the property which offers extra space for parking. The area is included in the details, outlined in red.

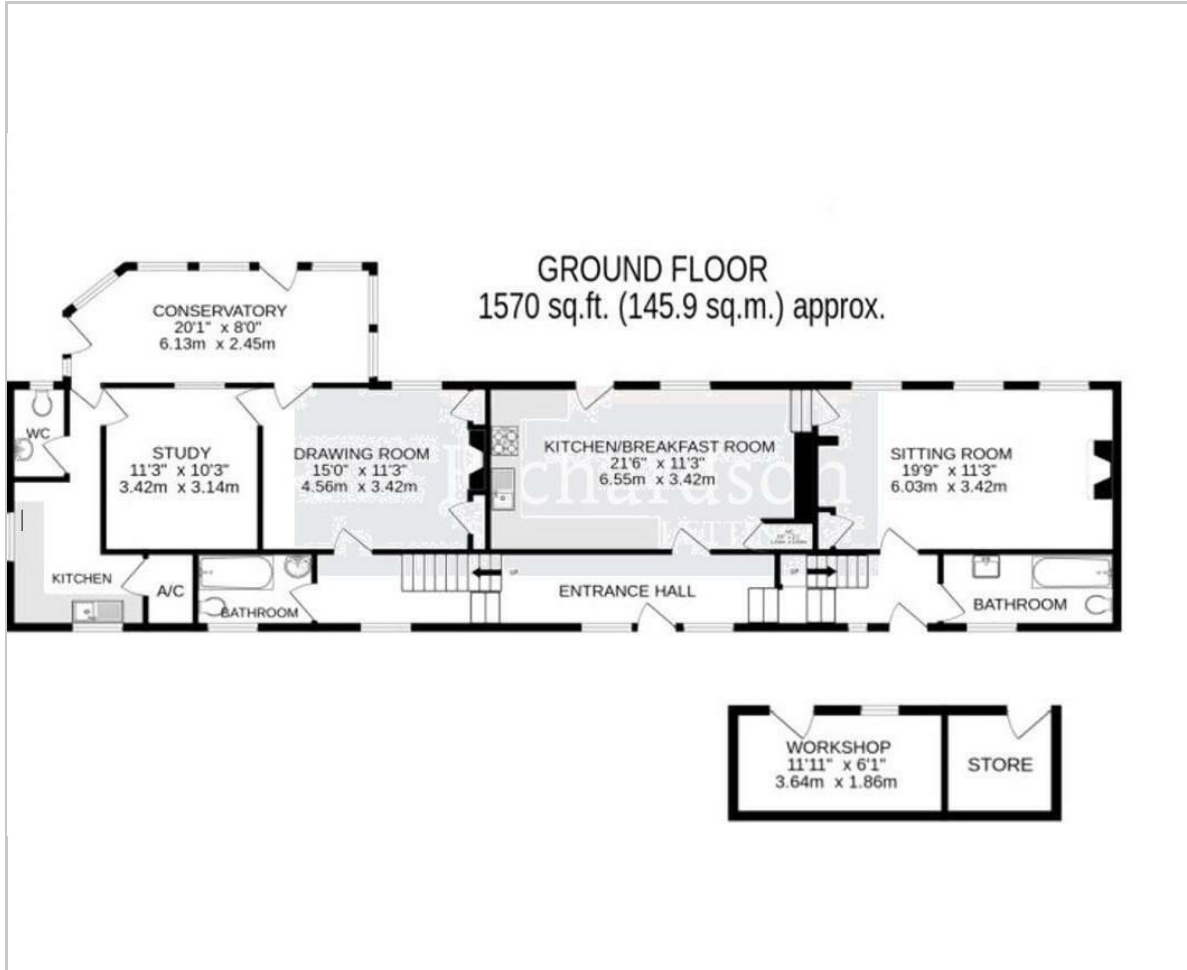
Viewing

Telephone appointment with Richardson 01780 762433  
post@richardsonsurveyors.co.uk





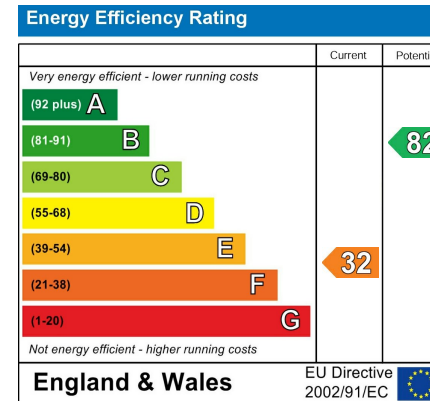
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**01780 762433**