



Rose Cottage, 28 Church Street, Braunston, Rutland, LE15 8QT
£345,000



Chartered Surveyors & Estate Agents

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Rose Cottage, 28 Church Street, Braunston, Rutland, LE15 8QT

Tenure: Freehold

Council Tax Band: D (Rutland County Council)



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DESCRIPTION

A lovely character cottage built of stone under tiled roof and having a good sized, fully enclosed rear garden situated in one of Rutland's most desirable villages.

The property offers tastefully appointed accommodation which retains much of its period charm and benefits from oil fired central heating system. The interior briefly comprises:

GROUND FLOOR: Entrance Porch, Sitting Room with open fireplace, Hallway, separate Dining Room with open fireplace, Study, Kitchen/Diner with feature log burner, Cloakroom/WC; **FIRST FLOOR:** two double Bedrooms, Jack-and-Jill Shower Room.

OUTSIDE the garden lies to the rear of the property and is accessed via a side passageway shared with neighbouring properties. The fully enclosed garden is laid to lawn, with good sized paved patio area, timber summerhouse, timber garden shed and brick built garden store. On-street parking.

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.24m x 1.09m (4'1" x 3'7")

Glass panelled main entrance door with opaque glass, window to side elevation, internal glass panelled door giving access to Sitting Room.

Sitting Room 4.80m max x 3.33m (15'9" max x 10'11")

Feature open fireplace recess housing cast iron dog grate set on York stone hearth, built-in display cabinet to the side of the fireplace, radiator, wall light points, window to front elevation.

Hallway 3.10m max x 1.96m max (10'2" max x 6'5" max)

Radiator, stairs to first floor. There is a storage area under the stairs and a further storage area to side.

Cloakroom/WC 0.89m x 1.35m (2'11" x 4'5")

Two piece white suite of low level WC and wash hand basin.

Dining Room 3.66m x 3.40m (12'0" x 11'2")

Feature open fire with cast iron inset and tiled hearth, recess with fitted base cupboard to the side of the fireplace, radiator, exposed stonework to part of walls, wall light points, window to front elevation.

Study 2.39m x 1.80m (7'10" x 5'11")

Radiator, fitted shelves to two walls, laminate floor, window overlooking rear garden.

Kitchen/Diner 3.05m x 4.24m (10'0" x 13'11")

Tastefully appointed with a range of shaker style cream fronted units incorporating inset white single drainer sink with mixer tap above, adjoining grey granite work surfaces with upstand and tiled splashbacks, base cupboard and drawer units and matching eye level wall cupboards with concealed

lighting beneath, integrated electric double oven, inset four ring Stoves ceramic hob with extractor hood above, freestanding dishwasher (beneath sink), plumbing for washing machine.

Feature open fireplace set within brick chimney breast and housing Stovax log burner, beamed ceiling with exposed trusses and recessed spotlighting, ceramic tiled floor, floor-standing CAMRAY oil fired central heating boiler, two windows providing lovely garden outlook, stable door giving access to paved patio area and rear garden beyond.

FIRST FLOOR

Landing 2.11m x 1.02m (6'11" x 3'4")

Recessed ceiling spotlights, window overlooking private rear garden.

Bedroom One 3.66m x 4.39m (12'0" x 14'5")

Radiator, recessed ceiling spotlights, roof access hatch, window to front elevation, door to Jack-and-Jill Shower Room,

Jack-and-Jill Shower Room 3.18m x 2.13m (10'5" x 7'0")

Stylishly fitted with three piece white suite comprising low level WC, pedestal hand basin and double shower compartment with deluge shower above and further hand held shower attachment.

Fully tiled walls, ceramic tiled floor, radiator, built-in airing cupboard housing hot water cylinder and pine

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slatted shelving, recessed ceiling spotlights, window to front elevation, two connecting doors (to Bedroom One and Bedroom Two).

Bedroom Two 3.30m max x 2.49m max (10'10" max x 8'2" max)

Radiator, laminate floor, recessed ceiling spotlights, roof access hatch, window overlooking rear garden, door to Jack-and-Jill Shower Room.

OUTSIDE

Garden

The rear of the property and rear garden are accessed via side passageway shared with neighbouring properties.

The fully enclosed rear garden has been arranged to include paved patio area immediately to the rear of the house, adjoining lawn with borders and central pathway leading to a timber summerhouse at the foot of the garden. There is a useful garden shed and a brick garden store in the rear garden.

Brick External Store 2.92m x 1.93m (9'7" x 6'4")

Electric connected.

2 x Timber Garden Sheds

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Oil central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability:

Mobile signal availability: Standard, Superfast

Indoor: EE, Three - voice and data likely, O2 - voice and data limited, Vodafone - none;

Outdoor: EE, Three, O2, Vodafone - voice and data likely.

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

BRAUNSTON IN RUTLAND

Braunston is a charming Conservation Village offering two popular pubs situated approximately 20 miles east of Leicester, 2 miles west of Oakham, 5 miles north of Uppingham and 12 miles south of Melton Mowbray.

For trains there is a station in Oakham with services to Leicester, Birmingham and Peterborough. London is approximately 45 minutes train journey from Peterborough and Kettering, Kettering being 20 miles from Braunston.

The area is renowned for its surrounding undulating wooded and tranquil countryside where one can enjoy many pleasant pursuits. Rutland Water, about 3 miles away, further provides sporting amenities including fly fishing and sailing.

The schooling in Rutland is very good with public schools at Uppingham and Oakham, these are within very short traveling distance and take boarders and day pupils. Braunston is within the Rutland education catchment area and children from the village go to schools in Oakham to which there is a bus service.

COUNCIL TAX BAND

Band D

Rutland County Council, Oakham 01572-722577

FLOOD RISK

There is no flood risk for this property.

This home is not at risk of flooding from rivers and seas.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

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VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations

or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

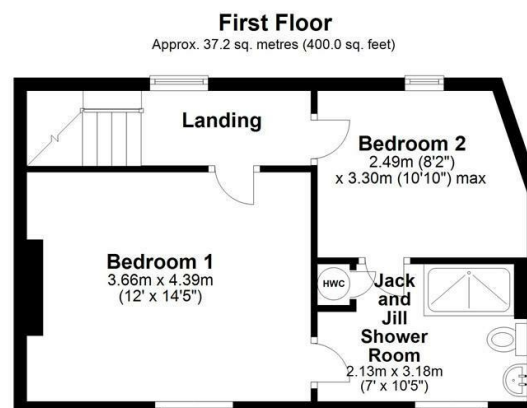
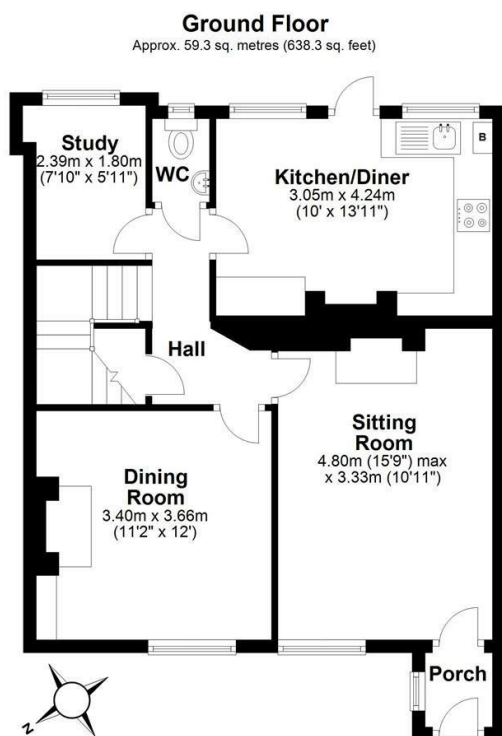
Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.









Total area: approx. 96.5 sq. metres (1038.4 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	