



**21 Main Street, Caldecott, Leicestershire, LE16 8RS**  
**Asking Price £182,000**



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## 21 Main Street, Caldecott, Leicestershire, LE16 8RS



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### DESCRIPTION

Middle-terrace, two bedroom stone cottage with rear courtyard garden situated in a well regarded, picturesque village and enjoying countryside views to rear.

The accommodation on offer benefits from gas fired central heating and full double glazing and briefly comprises:

GROUND FLOOR: Living Room with log-burning stove, Kitchen; FIRST FLOOR: two Double Bedrooms, Bathroom.

On-street parking (no permit required).

### ACCOMMODATION

#### GROUND FLOOR

UPVC double glazed entrance door leads to:

##### **Living Room 3.81m x 3.66m (12'6" x 12'4")**

Feature log-burning stove set on raised hearth within brick surround with timber display shelf above, radiator, wall light points, window to front elevation.

##### **Kitchen 3.35m x 2.59m (11'21" x 8'6")**

Range of fitted units incorporating granite effect work surfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Integrated appliances comprise electric oven and gas hob with extractor above. There is an under-counter appliance space.

Built-in cupboard, stairs leading to first floor, window and external door to rear elevation.

#### FIRST FLOOR

##### **Landing**

Loft access hatch.

##### **Bedroom One 3.96m max x 3.66m max (13'95" max x 12'16 max)**

Radiator, window to front elevation.

##### **Bedroom Two 2.44m x 3.38m (8'16" x 11'1")**

Radiator, window to rear elevation.

##### **Bathroom**

White suite comprising low level WC, pedestal hand basin and panelled bath with shower above and shower screen. Radiator, tiled splashbacks, window to rear elevation.

#### OUTSIDE

A communal side pathway links front and rear of the property.

##### **Gardens**

The fully enclosed rear garden backs onto fields and is mainly laid to timber decking with feature inset.

There is a further secluded mature area of garden at the bottom which backs onto fields, is laid to lawn, with large shed, potting shed, small pond and enjoys views across open countryside. This garden is offset and accessed via a communal pathway.

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast  
Mobile signal:

Indoor: EE, Three, 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.

### CALDECOTT

Caldecott is the most southerly village in Rutland and contains a church and two public houses. There is road access for commuters to both Corby, 3 miles and Uppingham, 4 miles, and other major centres including Kettering, Market Harborough, Oakham, Stamford and Leicester.

For commuters Caldecott is ideally placed being within driving distance of a number of centres including the local market town of Uppingham, where all facilities are available, Kettering, Corby, Market Harborough, Northampton. For rail travellers, there

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are good services to London from Corby, Kettering and Market Harborough.

Sports facilities in the area are many and varied with clubs catering for cricket, football, rugby, tennis, bowls, golf and other sports, together with Rutland Water a few miles away where one can enjoy windsurfing, sailing, cycling or just enjoy a ramble round the shores.

For education, in addition to a wide range of Local Authority schools there are the well known public schools at Uppingham, Oakham and Stamford.

### COUNCIL TAX

Band B  
Rutland County Council, Oakham 01572-722577

### FLOOD RISK

There is a very low flood risk for this property.

While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.

### 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.

### 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.













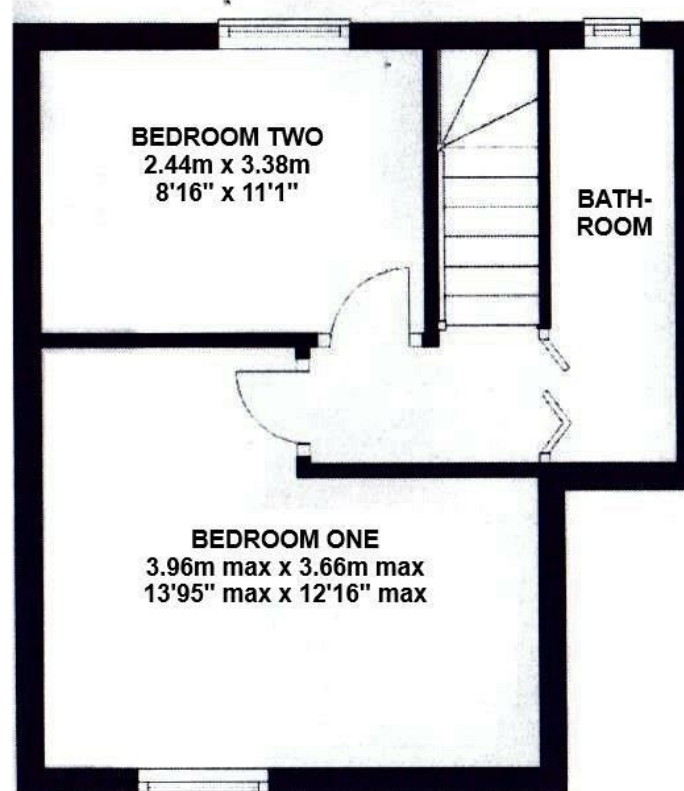


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## GROUND FLOOR



## FIRST FLOOR



Not to scale - for identification purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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