



**Glaston Cottage, 5 Main Road, Glaston, Rutland, LE15 9BP**  
**£186,000**



Chartered Surveyors & Estate Agents

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### ACCOMMODATION

#### GROUND FLOOR

##### Canopy Porch

Double-glazed entrance door leads to:

##### Living Room 3.33m x 3.05m (10'11" x 10'0")

Open fireplace with timber surround, brick inset and raised tiled hearth, radiator, original pine alcove cupboards, recessed ceiling spotlights, triple-glazed window to front.

##### Dining Kitchen 3.28m x 3.38m (10'9" x 11'1")

Completely refitted with contemporary units featuring oak-style work surfaces with attractive tiled splashbacks, inset 1.5-bowl single drainer stainless steel sink unit, high-gloss soft-close base cupboard units and matching eye-level wall cupboards. Space for slot-in cooker with cooker hood above, plumbing for washing machine, modern wall-mounted VAILLANT gas central heating boiler.

Radiator, useful under-stairs store cupboard, oak-effect flooring, recessed ceiling spotlights.

##### Rear Hall

Recessed spotlights, roof light.

##### Wet Room 2.03m x 1.80m max (6'8" x 5'11" max)

White suite comprising low-level WC, pedestal hand basin and walk-in shower area with floor drain, MIRA shower and fitted screen.

Built-in linen cupboard, tiled splashbacks, radiator, recessed ceiling spotlights, extractor fan, roof light.

##### Lounge 4.19m x 3.40m (13'9" x 11'2")

Radiator, exposed ceiling beams, recessed ceiling spotlights, obscure glazed window to side, sliding patio doors giving access to rear garden.

#### FIRST FLOOR

##### Landing

##### Bedroom One 3.33m x 3.02m (10'11" x 9'11")

Period cast-iron fireplace, designer-style radiator, a hatch with newly fitted ladder giving access to loft boarded for storage, window to front.

##### Bedroom Two 3.30m average x 3.40m average (10'10" average x 11'2" average)

Designer-style radiator, window to rear providing countryside views.

#### OUTSIDE

##### Rear Garden

The fully enclosed rear garden backs on to open countryside and features large paved patio area, lawns, well-stocked borders and two inset trees.

#### SERVICES

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.

#### GLASTON

The village of Glaston lies 2 miles from Uppingham, with the centre of the village being away from the

main road. Within the village there is a public house and a church. Glaston is also a commuter village within easy reach of Oakham, Corby, Kettering, Peterborough and Leicester. Train services to London are available from both Peterborough and Kettering.

#### COUNCIL TAX

Rutland County Council, Oakham 01572-722577

#### 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.

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### 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

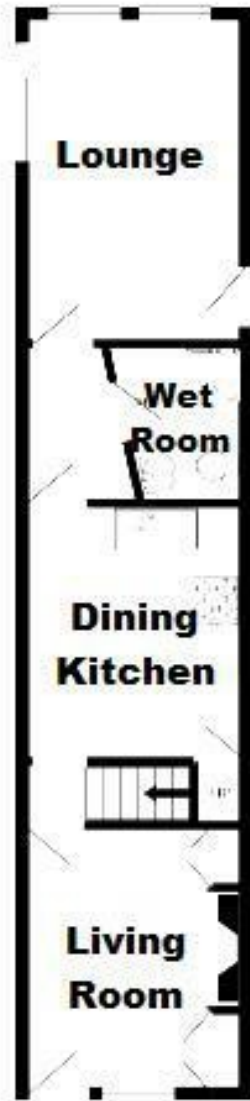
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



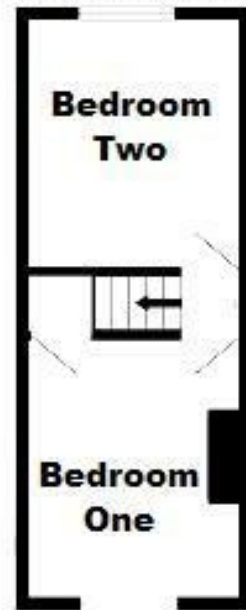






**GROUND FLOOR**



**FIRST FLOOR**



*Not to scale -  
for identification  
purposes only*

| Energy Efficiency Rating  |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs                     |         |   |
| (92 plus) <b>A</b>  |         | 85  |
| (81-91) <b>B</b>  |         |   |
| (69-80) <b>C</b>  |         |   |
| (55-68) <b>D</b>  |         |   |
| (39-54) <b>E</b>  | 50      |   |
| (21-38) <b>F</b>  |         |   |
| (1-20) <b>G</b>   |         |   |
| Not energy efficient - higher running costs                     |         |   |
| <b>England &amp; Wales</b>                                      |         | 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) <b>A</b>  |         |   |
| (81-91) <b>B</b>  |         |   |
| (69-80) <b>C</b>  |         |   |
| (55-68) <b>D</b>  |         |   |
| (39-54) <b>E</b>  |         |   |
| (21-38) <b>F</b>  |         |   |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |   |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC  |



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