



3 Launde Cottages, Launde Road, Launde, Leicestershire, LE7 9XB

£225,000



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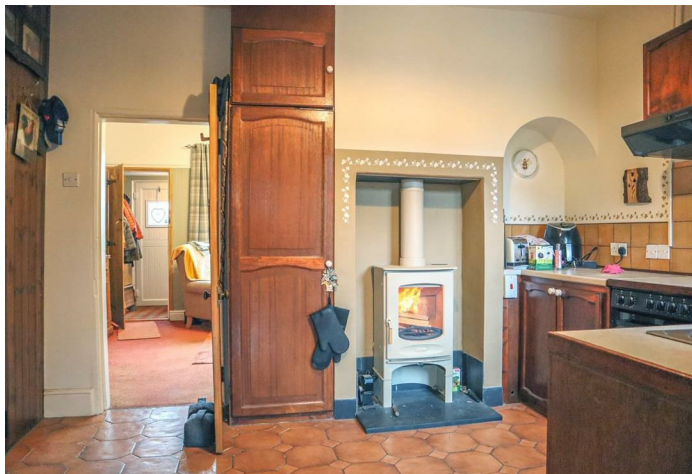
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An opportunity has arisen to acquire a charming period middle-terrace cottage requiring modernisation and refurbishment and occupying a generously-sized plot enjoying panoramic views in a rarely available semi-rural location.

** Sitting Room * Dining Room * Kitchen * Two Bedrooms * Box Room * Bathroom * Good-size Gardens * Outside Storage * Off-road Parking * Summerhouse **



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DESCRIPTION

An attractive Victorian middle-terrace cottage set in a picturesque semi-rural hamlet on the border between Leicestershire and Rutland – just a few miles from the market towns of Oakham and Uppingham - and occupying a generously-sized plot with open views over adjoining countryside.

The property has currently no central heating but possesses immense potential for refurbishment and offers accommodation which briefly comprises:

GROUND FLOOR: Entrance Porch, Sitting Room, Kitchen, Dining Room; FIRST FLOOR: two Bedrooms, Box Room, Bathroom.

OUTSIDE there is a gravelled driveway providing off-road Parking, large rear Garden, Storage and Summerhouse.

Tenure: Freehold.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Double-glazed entrance door, fitted coat hooks, tiled floor, internal door leading to Sitting Room.

Sitting Room 3.38m x 4.37m (11'1" x 14'4")

Feature fireplace with timber mantel, brick surround and raised brick hearth housing log-burning stove, traditional arched alcoves with wall-light points to

either side of the fireplace, picture rail, beamed ceiling, window to front enjoying panoramic rural views.

Kitchen 2.95m x 3.61m (9'8" x 11'10")

Range of fitted floor and wall-mounted units, inset double-drainer stainless steel sink, under-counter space and plumbing for washing machine. Included in the sale is a brand-new slot-in cooker with extractor above.

Recess housing attractive log-burning stove, tiled floor, under-stairs store cupboard, window to rear overlooking garden and fields beyond.

Dining Room 2.82m x 2.84m (9'3" x 9'4")

Tiled floor, partially wood-panelled walls, French doors giving access to rear patio and garden beyond.

FIRST FLOOR

Landing

Hand rail with turned spindles, loft hatch giving access to newly boarded loft.

Bedroom One 3.35m max x 4.47m inc wardrobes (11'0" max x 14'8" inc wardrobes)

Range of full-width fitted wardrobes with cupboards above, window to front providing open countryside views.

Bedroom Two 2.82m x 2.82m (9'3" x 9'3")

Loft access hatch, window to rear overlooking garden and fields beyond.

Box Room 1.83m x 26.52m (6'0" x 87")

Window to rear with views over garden and adjoining fields.

Bathroom 1.83m x 2.31m max (6'0" x 7'7" max)

Coloured suite comprising low-level WC, pedestal hand basin and panelled bath. Half-tiled walls, extractor fan.

OUTSIDE

Parking

A gravelled driveway accessed off Launde Road provides off-road parking. A metal five-bar gate gives vehicular access from the driveway into the garden.

Garden

A particular feature of the property is the uncommonly large garden, fully enclosed and privately screened by established hedging and trees. The garden has been attractively arranged to include a paved patio area (accessed from Dining Room), lawns, a charming Summerhouse with adjoining hard-landscaped seating area and useful Storage.

The Summerhouse is insulated with double glazing and has power/charging points.

SERVICES

Mains electricity

Mains water supply

Septic tank with soakaway

Heating - room heaters and logs

Hot water - electric immersion, off peak

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

Broadband available - Standard speed only

Mobile signal:

Indoor: none available

Outdoor: EE, Three, O2 and Vodafone fully available (calls, data and enhanced data)

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.

LAUNDE

Launde is a picturesque hamlet situated approximately 6 miles from Oakham and 7 miles from Uppingham.

For travelling and commuting, East Midlands Rail services run from the nearby town of Market Harborough to London St Pancras (c. 60mins). Corby is the same distance as Market Harborough and is also a great option.

A 20-minute car journey will bring you Rutland Water – great for cyclists and water sports enthusiasts.

The area is also renowned for its prestigious schools, including the independent Brooke Priory Primary and Oakham School, private schools in Uppingham, Stamford, and Oundle, and Leicester Grammar.

COUNCIL TAX BAND

Band B

Harborough District Council Telephone 01858 82101

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.

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.

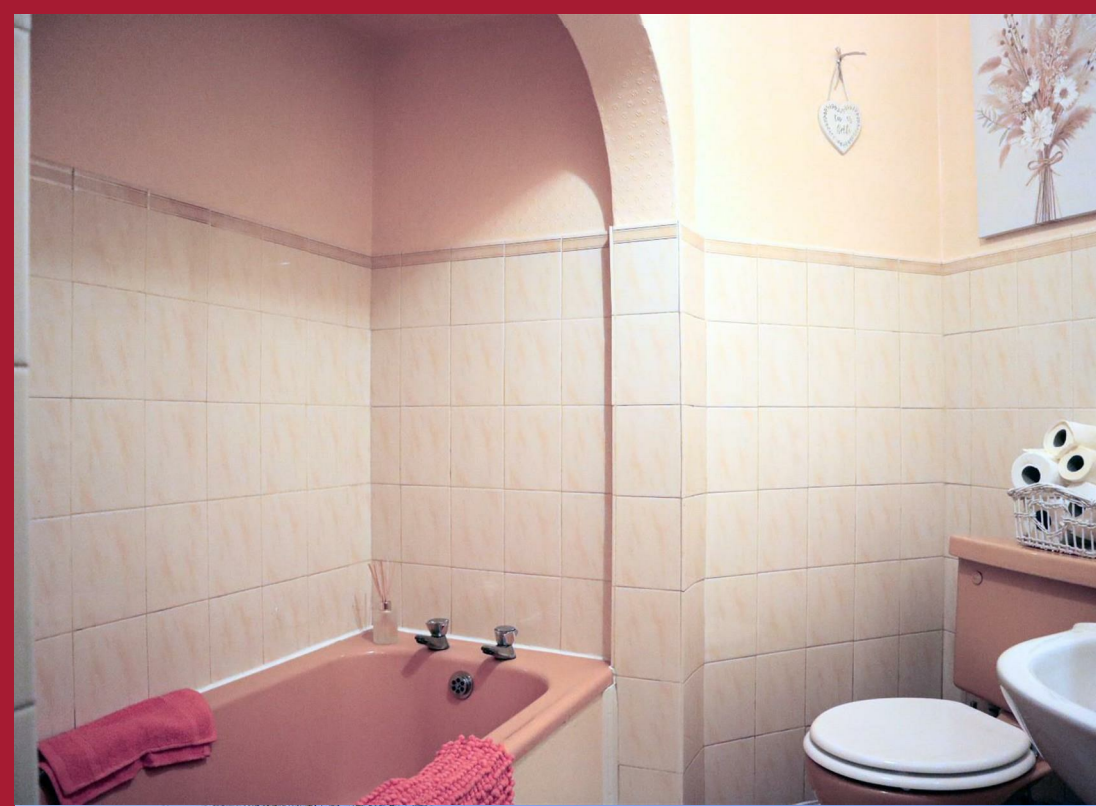
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Money Laundering Regulations 2003
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.









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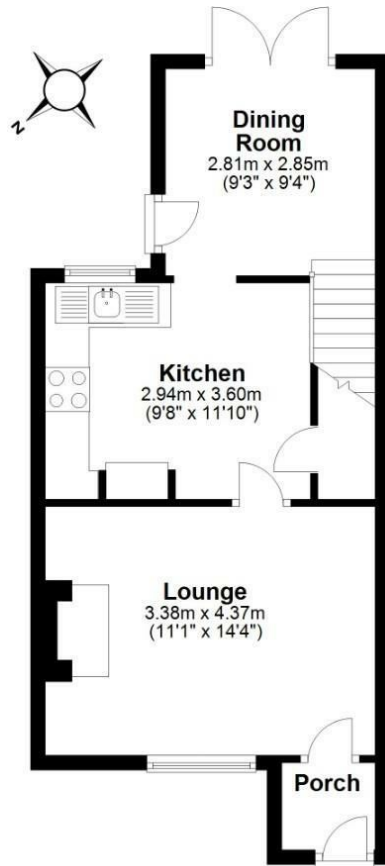




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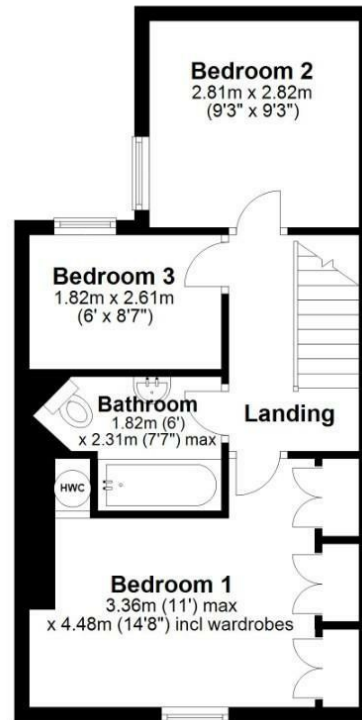
Ground Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



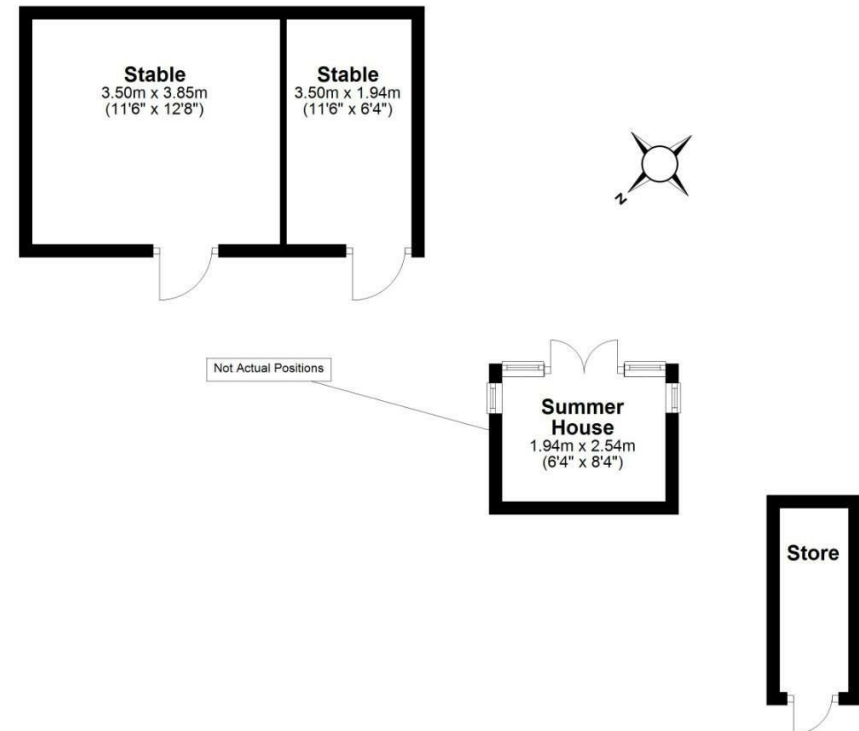
First Floor

Approx. 37.5 sq. metres (403.4 sq. feet)



Outbuildings

Approx. 28.6 sq. metres (307.8 sq. feet)



Total area: approx. 75.8 sq. metres (815.9 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.

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