



11 Spring Lane, Glaston, Rutland, LE15 9BX
Offers Over £350,000



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A delightful stone-built semi-detached Grade II listed cottage with garden room/studio and pretty cottage gardens set in a picturesque village location.

The property retains much of its period charm while having been much improved to include a new roof, a refitted kitchen, a luxury bathroom and a green oak conservatory. The beautifully presented and tastefully appointed accommodation features exposed beams and briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room with log-burning stove, shaker-style Kitchen, Utility Room, Conservatory, Bathroom with roll-top bath; FIRST FLOOR: two Bedrooms.



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ACCOMMODATION

GROUND FLOOR

Entrance Hall

Panelled entrance door, radiator, oak parquet floor, staircase with wrought-iron spindles leading to first floor, under-stairs store cupboard.

Sitting Room 3.99m x 3.94m (13'1" x 12'11")

Feature cast-iron log-burning stove set in dressed stone fireplace with raised flagstone hearth and oak mantel, beamed ceiling, radiator, original stripped pine floor, dual-aspect windows providing attractive village outlook.

Kitchen 3.15m x 2.18m (10'4" x 7'2")

Beautifully reappointed by SHERWIN HALL to a high standard and featuring solid oak work surfaces with integral grooved drainer, recessed 1.5-bowl sink with QUOOKER tap, solid oak base cupboard and deep drawers with inbuilt cutlery tray and matching wall cupboards with integral spice rack and ambient lighting beneath. Integrated appliances comprise dishwasher, SAMSUNG electric oven and induction hob with cooker hood above.

Quarry tiled floor, metro tiles to splashbacks, wall-light point, window into Conservatory, access to Utility Room.

Utility Room 1.78m x 1.75m (5'10" x 5'9")

Fitted wood-effect work surface with cupboard and plumbed area for washing machine beneath,

matching wall cupboard housing WORCESTER gas-fired central heating boiler.

Tiled splashbacks, quarry tiled floor, space for upright fridge/freezer, access to Bathroom.

Conservatory 3.05m x 2.29m (10'0" x 7'6")

Superb green oak-framed Conservatory with radiator, glass roof, tiled floor, wall-light point and glazed door giving access to privately screened cottage garden.

Bathroom 3.76m x 1.80m (12'4" x 5'11")

Beautifully reappointed with good quality heritage white suite comprising low-flush WC, freestanding roll-top bath with mixer tap, pedestal hand basin and separate double shower cubicle.

Metro tiles to splashbacks, antique-effect column radiator, AMTICO flooring, extractor fan, wall-light points, dual-aspect windows.

FIRST FLOOR

Landing

The landing is approached up an attractive staircase with wrought-iron balustrade and has window to front.

Bedroom One 3.89m x 4.27m (12'9" x 14'0")

Radiator, loft access hatch, window to front providing a pleasant village outlook, window to rear overlooking west-facing cottage garden, original latched door.

Bedroom Two 3.51m x 2.39m (11'6" x 7'10")

Radiator, window to rear overlooking pretty west-facing cottage garden, original latched door.

OUTSIDE



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Garden Room/Studio 3.78m x 3.20m (12'5" x 10'6")

Built-in cupboard, tiled floor, wall lights, power points.

Front Garden

Bounded by stone walling and approached via iron hand gate, the front garden is stocked with a variety of shrubs, bushes and climbers.

Rear Garden

The west-facing rear garden is fully enclosed and well screened by panelled fencing and yew hedging. The garden has been attractively landscaped to feature a large coloured flagstone patio area, raised beds stocked with a huge variety of flowering plants, bushes and clipped box. Steps lead up to a raised lawn with further borders containing an array of colourful plants and bushes and adjoining paved seating area. Paviour footpaths lead to a raised pond and further raised garden beds.

Included in the property is a timber Log Store. There is a separate timber gate giving external access to the street.

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.

RELATIVE DISCLAIMER

According to the Estate Agency Act 1979 we are obliged to inform all interested parties that the owner of this property is directly associated with Murray Estate Agents.

ENERGY RATING

EPC exempt (Grade II listed).

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.

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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.

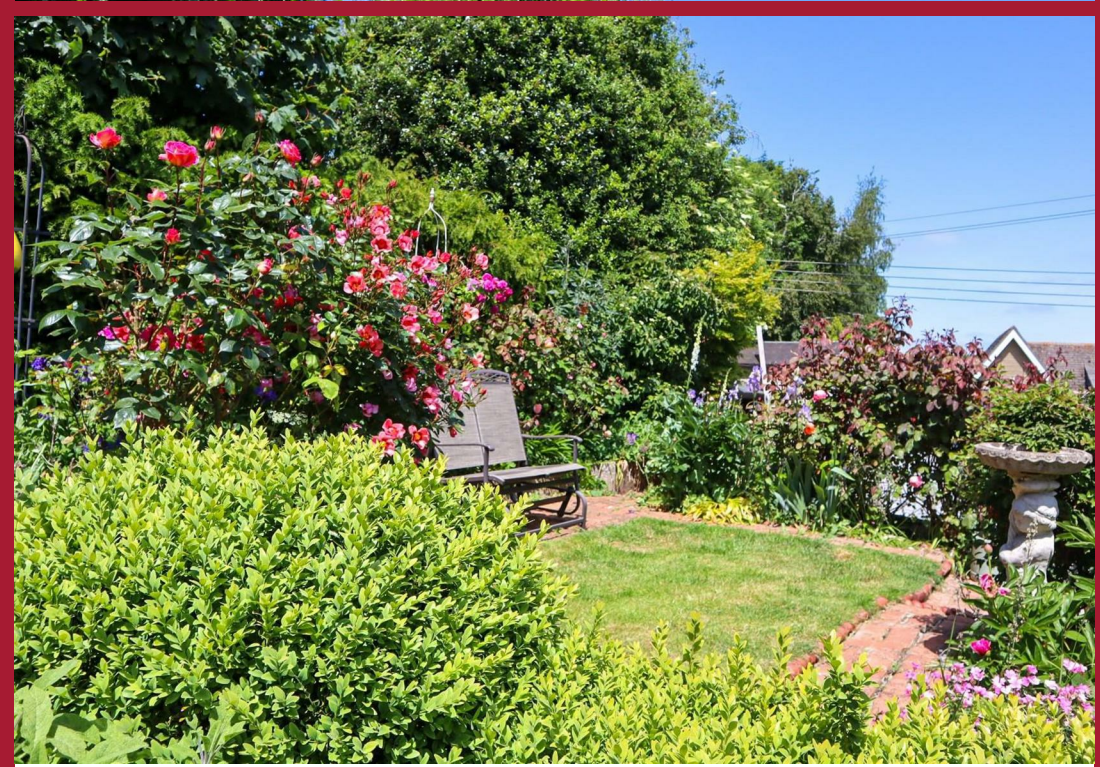
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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

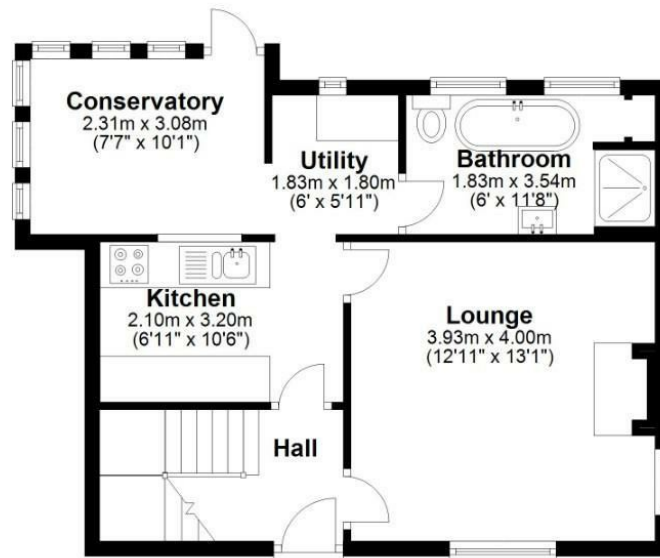






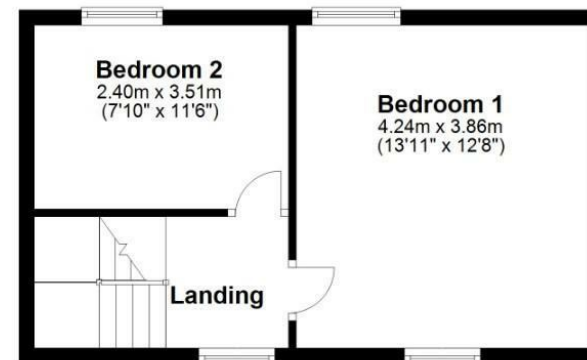
Ground Floor

Approx. 58.6 sq. metres (630.5 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



Total area: approx. 89.9 sq. metres (967.9 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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