



Lyfield Littleworth Lane, Belton In Rutland, Rutland, LE15 9JZ
£450,000



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An opportunity has arisen to acquire a detached bungalow requiring modernisation situated in the sought-after village of Belton-in-Rutland and enjoying panoramic views over adjoining fields.

** Lounge/Diner * Kitchen * 3 Bedrooms * Shower Room * Bathroom * Double Garage * Off-road Parking * Mature Gardens **



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DESCRIPTION

Detached bungalow situated in a desirable Rutland village and occupying a good-sized plot with far-reaching views over adjoining countryside to the rear.

The property provides immense potential for modernisation and refurbishment and offers accommodation which is arranged over one storey and briefly comprises Entrance Hall, Inner Hall (1), Shower Room, open-plan Lounge/Diner, Kitchen, lean-to Utility, Inner Hall (2), three Bedrooms and Bathroom.

Outside, there is an area of off-road parking for several cars and double Garage to the front. The wrap-around gardens features lawns with borders, a large patio to the rear taking in open countryside views.

Tenure: Freehold.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 3.91m x 1.85m (12'10" x 6'1")

Double-glazed front entrance door with matching side panels to either side, radiator, partially tiled floor.

Inner Hall (1)

Shower Room 2.49m x 1.73m (8'2" x 5'8")

Modern white suite comprising low-level WC, pedestal hand basin and corner shower cubicle. Fully tiled walls, tiled floor, heated towel rail, extractor fan, window to front.

Open-plan Lounge/Diner 4.17m x 7.06m + 1.78m x 3.00m (13'8" x 23'2" + 5'10" x 9'10")

Dual-aspect 'L'-shaped reception room overlooking rear garden and open fields beyond and featuring log-burning stove set on raised hearth within recess, three radiators, ceiling cornice, windows to side and rear and patio doors leading to rear garden.

Kitchen 3.00m x 3.35m (9'10" x 11'0")

Range of fitted base and wall-mounted units, single drainer stainless steel sink with mixer tap, tiled splashbacks, radiator, oil-fired central heating boiler, window overlooking garden.

Lean-to Utility 3.25m x 1.55m (10'8" x 5'1")

Plumbing for washing machine and dishwasher, window with countryside views.

Inner Hall (2)

Loft access hatch.

Bedroom One 4.04m x 3.33m (13'3" x 10'11")

Built-in wardrobes, radiator, window to rear providing far-reaching views.

Bedroom Two 4.29m x 2.87m (14'1" x 9'5")

Fitted wardrobes, radiator, window to front.

Bedroom Three 2.72m x 2.72m (8'11" x 8'11")

Radiator, window to front.

Bathroom 3.02m x 2.18m (9'11" x 7'2")

Coloured suite comprising low-level WC, pedestal hand basin with tiled splashback and panelled bath. Radiator, heated towel rail, built-in airing cupboard, obscure window to rear.

OUTSIDE

Double Garage 4.85m x 5.16m (15'11" x 16'11")

Lean-to Store

Gardens

To the front of the property is an area of hard standing providing off-road parking for several vehicles and giving access to the garage.

The wrap-around gardens are mainly laid to lawn, with rear garden backing on to fields and making the most of the panoramic rural views.

SERVICES

Mains electricity

Mains water supply

Mains sewerage

Oil-fired central heating

According to <https://checker.ofcom.org.uk/> Broadband available (Standard and Superfast only, no Ultrafast)

Mobile signal: EE, Three, O2 and Vodafone are fully available available indoors and outdoors
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.

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BELTON-IN-RUTLAND

The charming village of Belton in Rutland lies about 4 miles to the west of Uppingham and is set in an area of delightful open farmland with rolling hills.

It is a popular commuter centre close to the A47 trunk road and is within a 30 min drive of Oakham, Stamford and Market Harborough.

In the village there is a public house and church which both act as a hub for the many social, sporting and leisure activities organised in this welcoming village. All main shopping facilities are available in the nearby towns of Oakham and Uppingham.

The village also has an excellent bus service which runs a two hourly service between Leicester and Uppingham with services connecting to Peterborough, Oakham, Stamford and surrounding district.

There is a pre-school in the village and also a bus service which collects children for the local authority schools and returns them in the evening. In addition there are public schools in Oakham, Uppingham and Stamford.

Leisure facilities in the area are good with many beautiful cycling, horse riding and walking routes directly from the village.

Rutland Water is only a few miles away and one can enjoy birdwatching, fishing, sailing, windsurfing or just

a stroll or cycle ride around the shores of the lake, and there are golf courses at Rutland Water, Luffenham Heath and Burghley Park.

COUNCIL TAX BAND

Band E
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.

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

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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.

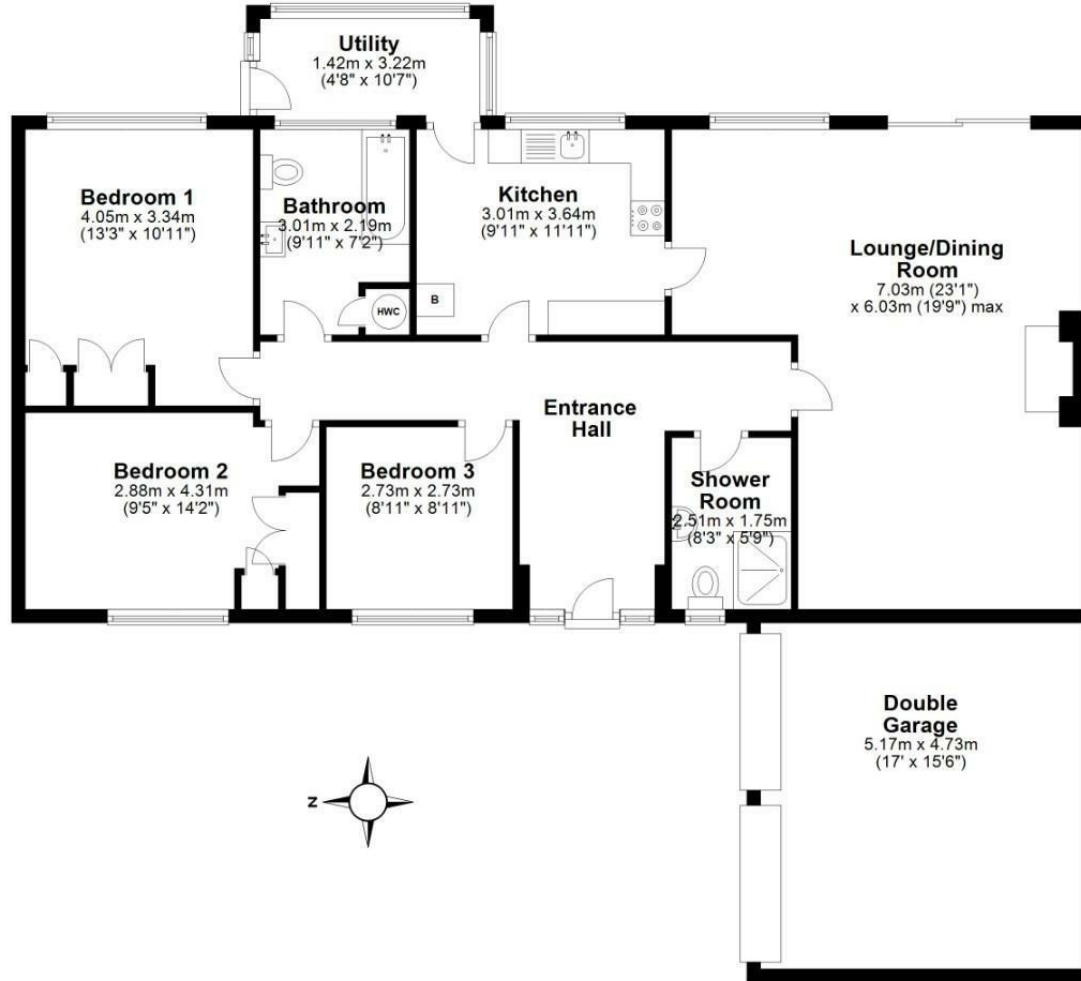






Ground Floor

Approx. 138.9 sq. metres (1495.6 sq. feet)



Total area: approx. 138.9 sq. metres (1495.6 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		78
(81-91) B		
(69-80) C		
(55-68) D	58	
(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		
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