



**1 The Coach Houses, Littleworth Lane, Belton In Rutland, Rutland, LE15 9JZ**  
**£150,000**



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development





Chartered Surveyors & Estate Agents

# 1 The Coach Houses, Littleworth Lane, Belton In Rutland, Rutland, LE15 9JZ

## DESCRIPTION

Very well maintained and tastefully presented end-terraced coach house forming part of a sought-after over 55's complex.

This attractive stone-built, single-storey dwelling benefits from electric central heating and UPVC double glazing. The accommodation briefly comprises: Entrance Hall, Lounge/Diner, Kitchen, two double Bedrooms and refitted Shower Room.

Outside there are lovely landscaped communal gardens and courtyard to the side and rear of the property.

Tenure: Leasehold

Lease term: 999 years from 01/01/2008

Years remaining: 983 years

Ground rent: N/A

Service charge: TBC

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Spacious hallway with double-glazed front door, integral foot mat, two radiators, recessed ceiling

spotlights and loft hatch giving access to roof void housing modern electric central heating boiler.

#### Lounge/Diner 5.61m x 3.15m (18'5" x 10'4")

Two radiators, window to side, double-glazed French doors opening on to communal garden and providing beautiful outlook.

#### Kitchen 2.95m x 2.26m (9'8" x 7'5")

Excellent range of attractive fitted units incorporating solid oak work surfaces, inset single drainer stainless steel sink unit with contemporary mixer tap, base cupboard and drawer units and matching eye-level wall cupboards with concealed lighting beneath, integral NEFF electric oven and HOTPOINT ceramic hob with cooker hood above, integrated fridge/freezer, plumbing for washing machine and slimline dishwasher.

Tiled splash-backs, oak-effect laminate flooring, recessed ceiling spotlights, radiator, UPVC double-glazed door giving access to courtyard garden.

#### Off Hall:

#### Bedroom One 4.60m x 2.95m (15'1" x 9'8")

Radiator, dual-aspect windows to side and rear overlooking courtyard garden.

#### Bedroom Two 3.38m x 2.77m (11'1" x 9'1")

Radiator, window to side overlooking courtyard garden.

#### Shower Room 2.06m x 1.73m (6'9" x 5'8")

Refitted with modern white suite comprising vanity hand basin with oak cupboard beneath, low-level WC and walk-in shower enclosure with slimline tray and fully tiled surround; matching tiled walls, radiator, tiled floor, recessed ceiling spotlights, fitted extractor fan.

## OUTSIDE

The property is approached through the beautifully maintained and landscaped communal gardens with extensive block-paved seating areas.

#### Rear and Side Courtyard Gardens

The property has the advantage of fully enclosed courtyard gardens to both the rear and side. The gardens are fully paved and provide ample private seating areas.

There is a rarely used pedestrian right of way passing through the courtyard.



Chartered Surveyors & Estate Agents

## 1 The Coach Houses, Littleworth Lane, Belton In Rutland, Rutland, LE15 9JZ



### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Main heating - electric  
Hot water - from main system

According to <https://checker.ofcom.org.uk/>  
Broadband available (Standard and Superfast, no Ultrafast)  
Mobile signal: EE, Three, O2 and Vodafone likely

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.

### BELTON-IN-RUTLAND

The charming village of Belton-in-Rutland lies about 4 miles to the west of Uppingham and is an area of delightful open farmland. It is a popular commuter centre being close to the A47 Trunk Road and is approximately 10 miles from Oakham. In the village there is a public house and church, with all main shopping facilities available in the market towns of Oakham and Uppingham. The village also has an excellent bus service, which runs hourly between Leicester and Peterborough, calling in at Uppingham.

Leisure facilities in the area are good and there are golf courses at Luffenham Heath and Burghley Park. Rutland Water is only a few miles away and there one can enjoy fly fishing, sailing, windsurfing or just a stroll or cycle ride around the shores of the lake.

### COUNCIL TAX

Band C  
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 - 4.00  
Sunday & Bank Holidays 10.00 - 2.00

### DISCLAIMER



Chartered Surveyors & Estate Agents

## 1 The Coach Houses, Littleworth Lane, Belton In Rutland, Rutland, LE15 9JZ

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.

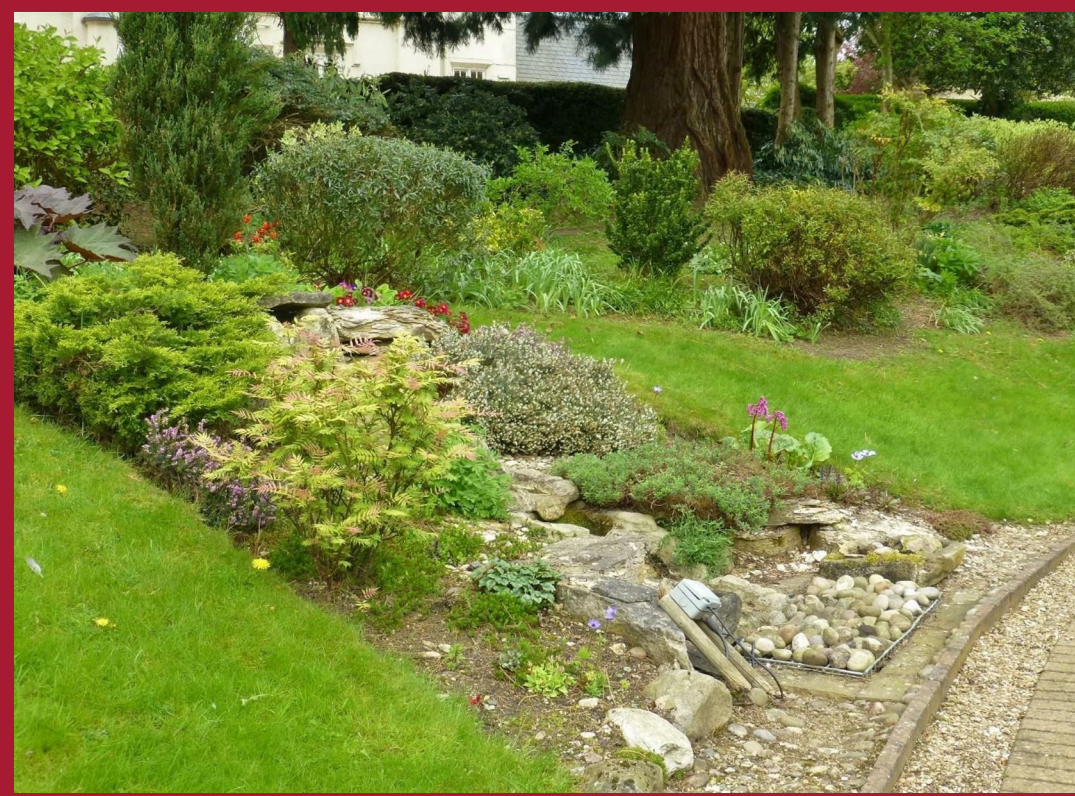
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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





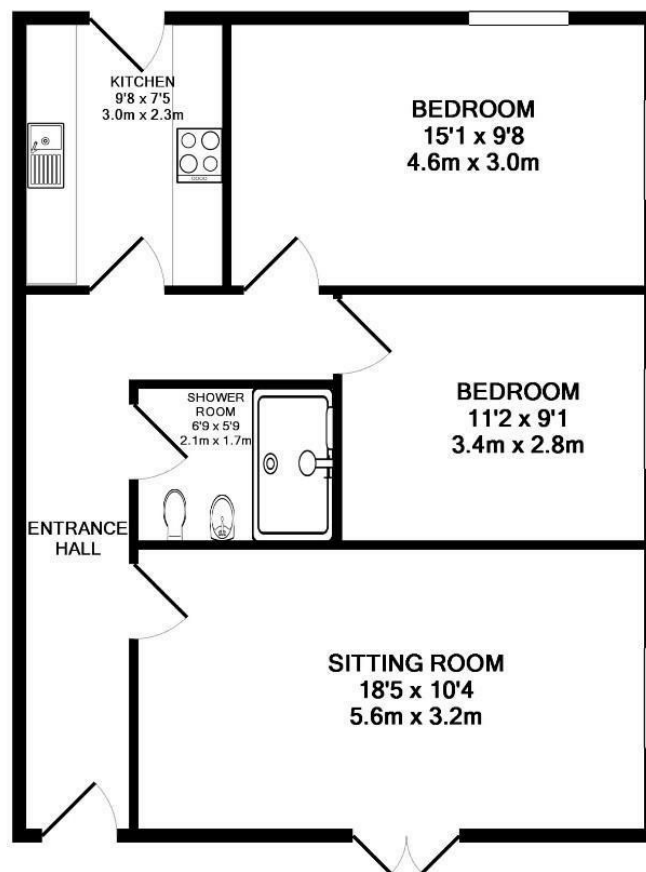








Chartered Surveyors & Estate Agents



TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2018

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC

**Oakham**  
 5 Market Street  
 Oakham  
 Rutland LE15 6DY  
 Tel: 01572 755555  
 Letting Centre: 01572 755513  
 oakham@murray.co.uk

**Stamford**  
 Sales Enquiries  
 01780 766604  
 Lettings Enquiries  
 01572 755513  
 stamford@murray.co.uk

**Uppingham**  
 18 High Street East  
 Uppingham  
 Rutland LE15 9PZ  
 Tel: 01572 822587  
 Letting Centre: 01572 822587  
 uppingham@murray.co.uk