



**16 Goughs Lane, Belton In Rutland, Rutland, LE15 9JX**  
**Offers In The Region Of £325,000**



Chartered Surveyors & Estate Agents

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

## 16 Goughs Lane, Belton In Rutland, Rutland, LE15 9JX



Chartered Surveyors & Estate Agents

### DESCRIPTION

Semi-detached house with a south-facing rear garden enjoying far-reaching views over undulating countryside and occupying a large plot with room to the side and rear for extension, subject to local authority approval.

The property has air-source heating system and replacement double-glazing throughout and offers accommodation which briefly comprises:

GROUND FLOOR: Entrance Hall, Lounge/Diner, Breakfast Kitchen; FIRST FLOOR: three Bedrooms, Bathroom, separate WC.

OUTSIDE there is a gravelled area of hard standing for up to six vehicles to the front and generously proportioned gardens to side and rear.

### ACCOMMODATION

#### GROUND FLOOR

##### Canopy Porch

Replacement double-glazed entrance door leading to Entrance Hall.

##### Entrance Hall

Tiled floor, staircase leading to first floor.

##### Lounge/Diner 4.11m max x 5.79m (13'6" max x 19'0")

Open fireplace with feature Moroccan-style tiled

surround, two radiators, oak-effect flooring, dual-aspect windows to front and rear providing far-reaching views to the south.

##### Breakfast Kitchen 4.06m x 4.17m (13'4" x 13'8")

Range of modern fitted units incorporating granite-effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Plumbing for washing machine and dishwasher, space for slot-in cooker.

Tiled splashbacks, tiled floor, dual-aspect windows to side and rear enjoying far-reaching rural views, access to rear garden.

#### FIRST FLOOR

##### Landing

Radiator, loft access hatch, window to side providing pleasant open aspect.

##### Bedroom One 4.17m x 3.05m (13'8" x 10'0")

Fireplace, radiator, built-in cupboard, exposed pine flooring, window to front.

##### Bedroom Two 3.02m x 2.67m (9'11" x 8'9")

Radiator, built-in cupboard, exposed pine flooring, window to rear with panoramic views over undulating countryside.

##### Bedroom Three 2.06m x 3.05m (6'9" x 10'0")

Radiator, built-in over-stairs cupboard, exposed pine flooring, window to front.

##### Bathroom 2.06m x 1.68m (6'9" x 5'6")

Refitted with white suite comprising pedestal hand basin and panelled bath with mixer shower attachment. Attractive tiled splashbacks, tiled floor, radiator, shaver point, extractor fan, obscure glazed window to rear.

##### Separate WC

Low-level WC, radiator, oak-effect flooring, obscure glazed window to side.

#### OUTSIDE

##### Front Garden

To the front of the property there is an extensive gravelled driveway flanked by garden borders and providing off-road parking for up to six vehicles.

##### Rear & Side Garden

The large rear garden is fully enclosed by timber fencing and extends to the side of the property providing a seating area with adjoining lawn with garden border, timber greenhouse (in need of some renovation) and further seating area with raised sleeper borders and bark-chipping finish.

#### SERVICES

Mains electricity

Mains water supply

Mains sewerage

Main heating - air source heat pump, radiators, electric

Hot water - from main system, no cylinder thermostat

## 16 Goughs Lane, Belton In Rutland, Rutland, LE15 9JX



Chartered Surveyors & Estate Agents

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard and Superfast  
Mobile signal availability:

Indoor: O2 and Vodafone - voice likely, data limited;  
EE and Three - voice and data limited  
Outdoor: EE, Three, O2 and Vodafone - voice and data likely  
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 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 C  
Rutland County Council, Oakham 01572-722577

### **TENURE**

Freehold

### **FLOOD RISK**

There is no flood risk for this property.  
This home is not at risk of flooding from rivers and seas.

### **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

## 16 Goughs Lane, Belton In Rutland, Rutland, LE15 9JX



Chartered Surveyors & Estate Agents

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.

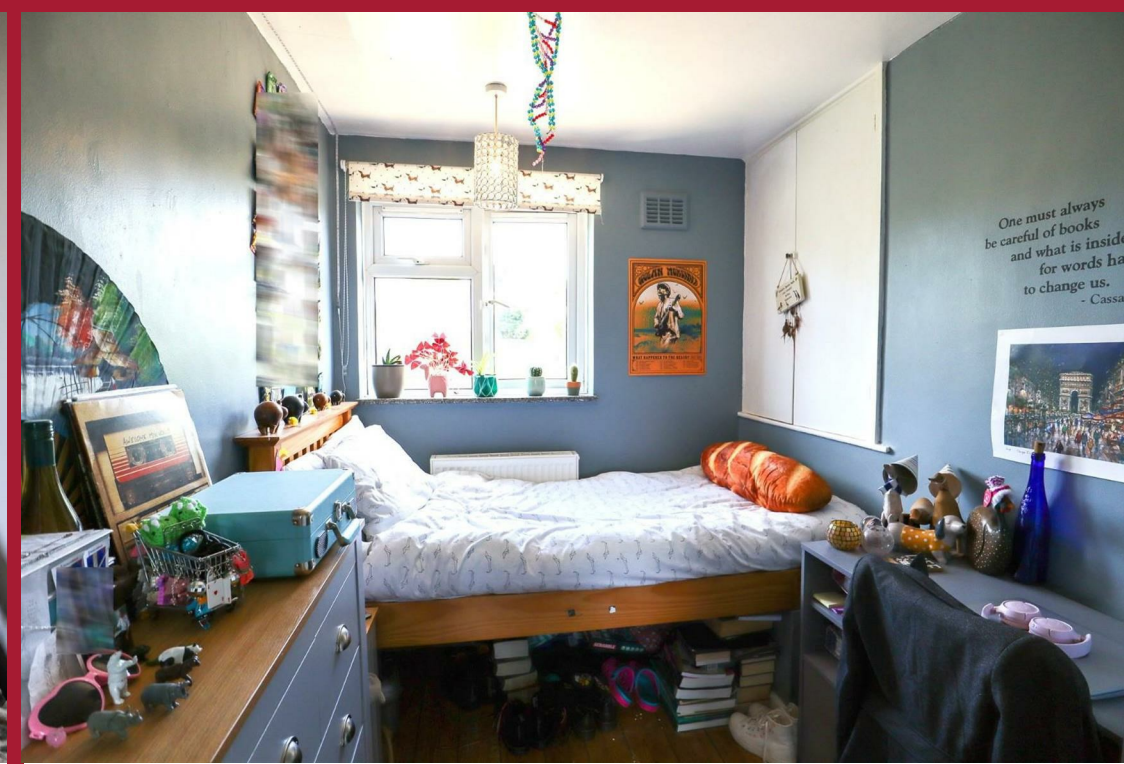
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an

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.

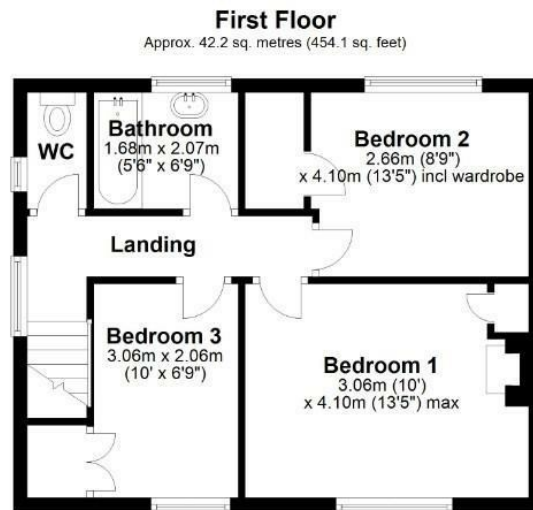
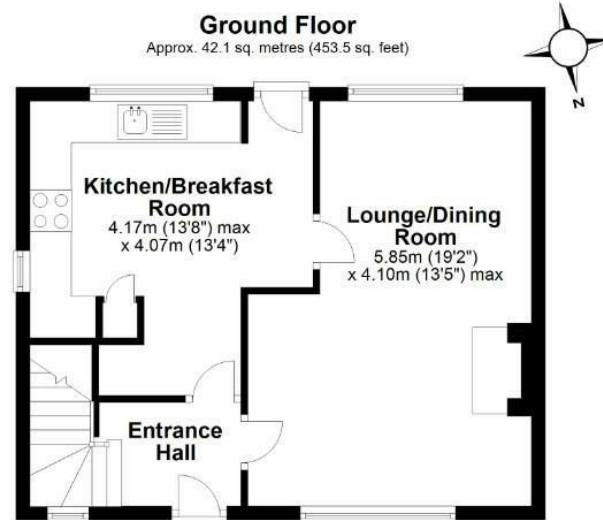








Chartered Surveyors & Estate Agents



Total area: approx. 84.3 sq. metres (907.6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** 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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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