



**2 Launde Cottages, Launde Road, Launde, Leicestershire, LE7 9XB**  
**Offers In Excess Of £199,950**



Chartered Surveyors & Estate Agents

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

## 2 Launde Cottages, Launde Road, Launde, Leicestershire, LE7 9XB



Chartered Surveyors & Estate Agents

### DESCRIPTION

A traditional Victorian middle-terrace cottage with attractively landscaped garden backing on to open fields, 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.

In the past two years, the current owner has made a number of improvements to the property including putting in new stairs, replacing a wood-burner in the lounge (and new flue), recarpeting upstairs, installing a new front door and replacing front and rear fencing. The interior would benefit from further routine updating.

The well-proportioned interior briefly comprises:

GROUND FLOOR: Entrance Porch, Lounge with wood-burning stove, Kitchen and Dining Area; FIRST FLOOR: two Bedrooms (one double and one single), Bathroom.

OUTSIDE there is a gravelled front garden bounded by picket fencing and a fully enclosed, landscaped rear garden with an Outbuilding, Summerhouse and Greenhouse taking in views over adjoining countryside.

Tenure: Freehold.

### ACCOMMODATION

#### GROUND FLOOR

#### Entrance Porch

Replacement entrance door, window to front, internal door to Lounge.

#### Lounge 3.43m x 4.50m (11'3" x 14'9")

Wood-burning stove set in a fireplace with heavy oak mantel above, traditional alcoves to either side of the fireplace, beams to ceiling, wall-light points, radiator, window to front, door leading to Kitchen.

#### Open-plan Kitchen and Dining Area:

#### Kitchen 2.90m x 4.27m (9'6" x 14'")

Fitted base and wall-mounted units, inset sink with mixer tap, built-in electric oven, inset induction hob, tiled splashbacks, tiled floor, decorative brick fireplace recess with heavy timber lintel above, under-stairs area housing built-in fridge and freezer, window to rear.

#### Dining Area 3.15m x 2.84m (10'4" x 9'4")

Radiator, exposed wooden floor boards, window to side, sliding patio doors giving access to rear garden, stairs leading to first floor.

#### FIRST FLOOR

#### Landing

Doors to the two bedrooms and bathroom.

#### Bedroom One 3.43m x 4.45m max (11'3" x 14'7" max)

Cast-iron Victorian fireplace, range of fitted wardrobes to one wall, radiator, window to front.

#### Bedroom Two 2.84m x 2.84m (9'4" x 9'4")

Radiator, window to side, window to rear with views over garden and open fields beyond.

#### Bathroom

White suite comprising panelled bath, low-level WC, pedestal hand basin and separate shower cubicle. Tiled splashbacks, radiator, window to rear.

#### OUTSIDE

#### Front Garden

The front garden is laid to gravel for ease of maintenance and bounded by picket fencing.

#### Rear Garden

The south-east-facing rear garden is bounded by panel fencing on one side and mature conifer hedging on the other side and makes the most of the views over adjoining countryside. The garden has been attractively landscaped to feature a paved sunken patio accessed from the Dining Area, lawn with central path and adjoining well-stocked border, a summerhouse with adjacent timber decking, a further paved terrace and pond.

Within the garden is an Outbuilding with light and power. Included in the sale is a greenhouse.

#### SERVICES

Mains electricity  
Mains water supply  
Septic tank with soakaway (emptied three times a

## 2 Launde Cottages, Launde Road, Launde, Leicestershire, LE7 9XB



Chartered Surveyors & Estate Agents

year at the cost of £210 per annum)  
Heating - boiler and radiators, LPG  
Hot water - from main system

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)

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 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.

### 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

## 2 Launde Cottages, Launde Road, Launde, Leicestershire, LE7 9XB



Chartered Surveyors & Estate Agents

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.





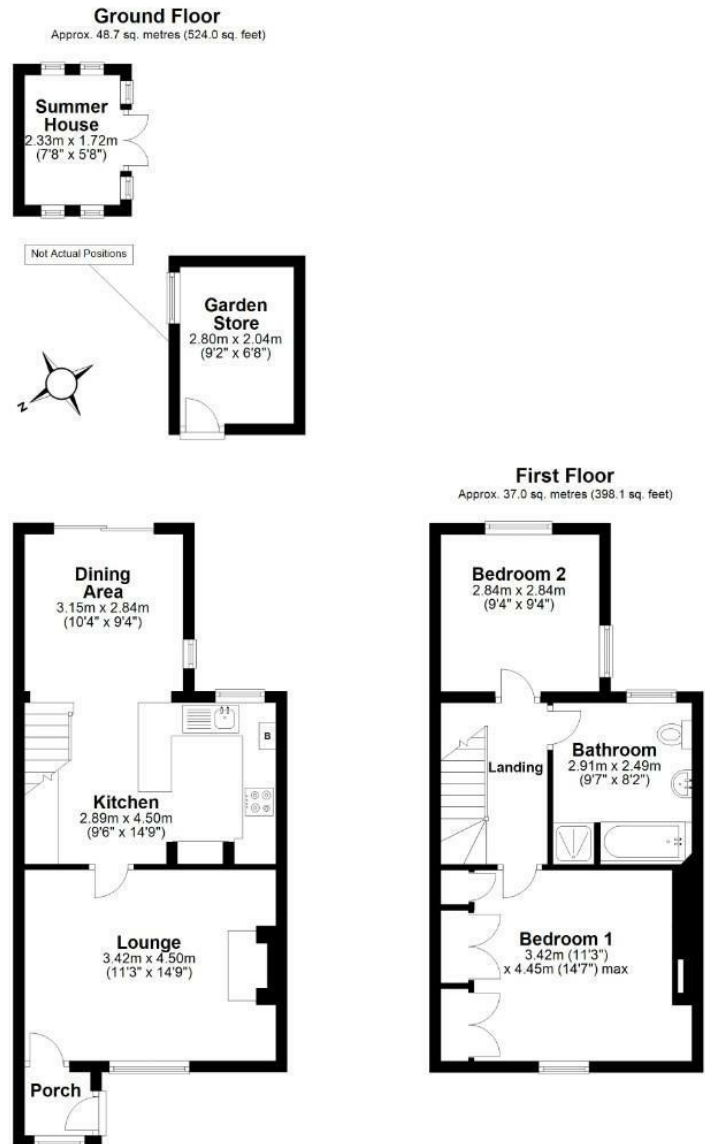








Chartered Surveyors & Estate Agents



Total area: approx. 85.7 sq. metres (922.1 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

79

50

**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