



**3 Grange Lane, Seaton, Rutland, LE15 9HT**  
**Guide Price £575,000**



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### 3 Grange Lane, Seaton, Rutland, LE15 9HT



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A rare opportunity has arisen to acquire an elegant 1930s semi-detached residence set in a stunning rural location, surrounded by extensive, professionally designed gardens and enjoying panoramic views over adjoining countryside.



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The property occupies a superb plot with its elevated position making the most of the far-reaching views over surrounding countryside and has retained to this day the sense of individuality and craftsmanship characteristic of the era it was built in.

The tastefully appointed and well-proportioned accommodation is arranged over two storeys and can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, Study/Snug, Lounge, Conservatory, Dining Area, Kitchen, Utility/Cloakroom;

**FIRST FLOOR:** Master Suite of good-size Bedroom, Dressing Room and contemporary en-suite Shower Room, two further spacious Double Bedrooms, contemporary Family Bathroom.

**OUTSIDE** there are glorious, immaculately maintained wrap-around gardens, driveway providing parking for three to four vehicles and a detached outbuilding housing Double Garage, Art Studio and Workshop.

Early viewing is highly recommended to fully appreciate the quality of this property.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall

Part-glazed panelled entrance door, radiator, wood

flooring, under-stairs storage cupboard, picture rail, loft access hatch, traditional archway.

##### Study/Snug 3.43m x 3.40m (11'3" x 11'2")

Radiator, picture rail, dual-aspect windows overlooking gardens.

##### Lounge 4.75m x 2.90m (15'7" x 9'6")

Log-burning stove set within feature fireplace with timber mantel and raised hearth, traditional fitted alcove cupboard to one side of the fireplace, fitted alcove shelving to either side of the fireplace, radiator, wood flooring, picture rail, window and door to Conservatory, attractive staircase with turned open spindles and timber steps leading to first floor.

##### Conservatory 4.75m x 2.90m (15'7" x 9'6")

Light and airy space featuring picture windows taking in views over gardens and countryside beyond, radiator, wood flooring and external French doors.

##### Dining Area 5.41m max x 3.61m max (17'9" max x 11'10" max)

Decorative recess (currently used for storing logs) with alcove cupboards and fitted shelving to either side, two radiators, wood flooring, picture rail, window overlooking gardens, door to Utility, archway to Kitchen.

##### Kitchen 3.43m x 2.67m (11'3" x 8'9")

Range of attractive shaker-style units incorporating granite work surfaces with grooved drainer, inset 1.5-bowl sink with mixer tap, base units comprising

cupboards, drawers with cup handles and wine rack, matching glass-fronted wall display cabinets with ambient lighting and tall pantry cupboard.

Integrated appliances include Indesit dishwasher, fridge-freezer, Indesit double oven and electric hob.

Mosaic tiled splashbacks, wood flooring, recessed ceiling spotlights, dual-aspect windows overlooking gardens.

##### Utility/Cloakroom 2.67m x 2.08m (8'9" x 6'10")

Fitted base and wall-mounted units with wood-effect work surfaces, inset deep ceramic sink with mixer tap and tiled splashbacks, three under-counter appliance spaces, wall-mounted Baxi gas-fired central heating boiler, tiled flooring, access to the area with fitted low-level WC, external part-glazed door to gardens.

#### FIRST FLOOR

##### Landing

Radiator, loft access hatch, feature archway leading to Master Suite.

##### Master Bedroom 3.48m x 3.40m (11'5" x 11'2")

Radiator, painted wood flooring, picture rail, dual-aspect windows enjoying uninterrupted countryside views, door to Dressing Room.

##### Dressing Room

Range of fitted wardrobes, radiator, Karndean wood-effect flooring, window overlooking gardens, door to en-suite Shower Room.

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### En-suite Shower Room

Stylish, contemporary white suite of low-level WC and rectangular hand basin with mixer tap set within wall-mounted vanity unit, shower cubicle with Mira shower, wood flooring, chrome heated towel rail, extractor fan, window with garden views.

### Bedroom Two 4.27m x 3.63m (14'0" x 11'11")

Large built-in cupboard, radiator, fitted alcove shelving, picture rail, window taking in far-reaching rural views.

### Bedroom Three 3.63m x 2.82m (11'11" x 9'3")

Radiator, picture rail, window overlooking gardens.

### Family Bathroom

Equipped with contemporary white suite comprising low-level WC, pedestal hand basin, panelled bath and separate corner shower cubicle with Mira shower. Two fitted soft-close wall-mounted cabinets, a further fitted mirror-fronted wall cabinet, wood flooring, heated towel rail, window with lovely garden views.

### OUTSIDE

The property is accessed via a gravelled driveway providing off-road parking for three to four vehicles and leading to Double Garage.

Outside power points are installed in the old pool (two), garden shed and on a point adjacent to the back door.

### Detached Outbuilding

Situated opposite the house, the outbuilding can also be accessed from the driveway via a timber five-bar hand gate and is currently split into following three areas:

#### Double Garage 5.03m x 4.65m (16'6" x 15'3")

Light and power, up-and-over door.

#### Art Studio 4.52m x 2.31m (14'10" x 7'7")

Originally an office space used by up to four people and now used as an art studio.  
Electric heating, light and power.

#### Workshop 4.65m x 4.55m (15'3" x 14'11")

With light and power.

### Gardens

The glorious gardens have been meticulously created by the current owners and are a particular feature of the property.

The gardens have been laid out to include the two distinct areas. Surrounding the house on three sides are formal tiered gardens with sunken patio immediately to the rear of the house, shaped lawns, gravelled terraces, colourful borders stocked with an array of shrubs, bushes, and flowering plants and a sunken timber-decked area with pergola (used to be a swimming pool) at the top of the garden ideal for al-fresco dining and entertaining in the summer months.

An archway leads from the formal gardens to a

further extensive area of garden containing apple, pear and plum trees, a fig tree, vegetable patch and brewing hops. It is surrounded by mature hedging and laid mainly to lawn with one large level area cut into the hillside for games or entertaining. From the top point of this part of the garden one can enjoy stunning elevated views over the adjoining countryside.

### TENURE

Freehold

### SERVICES

Mains electricity  
Mains water supply  
Cesspool  
Heating - boiler and radiators, LPG

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

Indoor: EE - voice and data limited; O2 - voice limited, data - none; Three and Vodafone - voice and data - none

Outdoor: EE, O2, Three 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.

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### SEATON

The village of Seaton lies just to the east of Uppingham and within the village there is a public house, but all main facilities including shops, schools, doctors, dentists etc., are available in the town of Uppingham.

Within Rutland there are a number of leisure activities that can be pursued including golf, cricket, football, rugby football, tennis, bowls etc. In addition one of the most popular areas of Rutland is Rutland Water where one can enjoy fly fishing, sailing, windsurfing or just a stroll or cycle ride around the shores of the lake.

For commuters, a number of people in the village journey every day to different towns including Peterborough, Kettering, Corby, Leicester and Oakham. There is British Rail terminal at Kettering with services to London and a twice-hourly service to London from Corby.

### COUNCIL TAX

Band D  
Rutland County Council, Oakham 01572-722577

### 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

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

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#### 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.





















NOT TO SCALE - FOR IDENTIFICATION  
PURPOSES ONLY



Grange Ln

Grange Ln

Grange Ln

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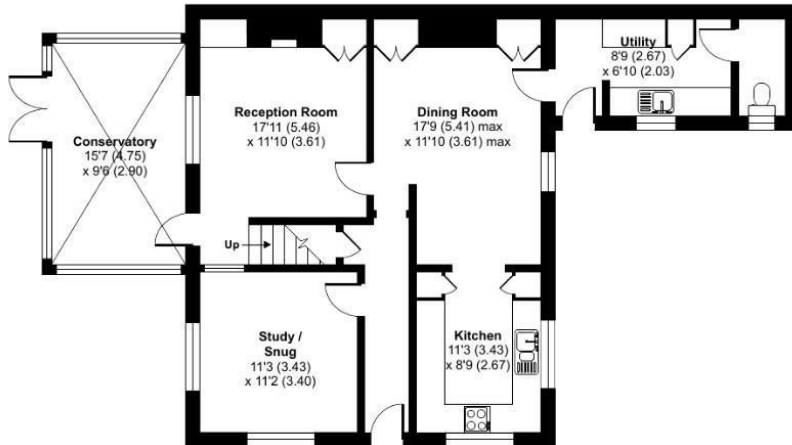
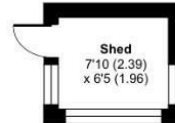
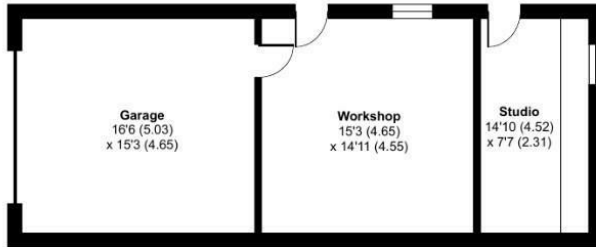
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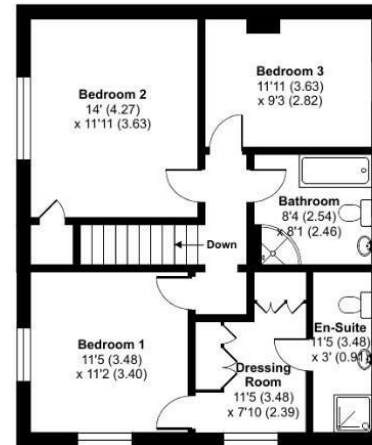




Approximate Area = 1691 sq ft / 157.1 sq m  
 Garage / Workshop / Studio = 609 sq ft / 56.6 sq m  
 Shed = 50 sq ft / 4.6 sq m  
 Total = 2350 sq ft / 218.3 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1160571



### 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>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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



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