



3 High Street, Morcott, Rutland, LE15 9DN
Offers Over £350,000



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3 High Street, Morcott, Rutland, LE15 9DN
Tenure: Freehold
Council Tax Band: D (Rutland County Council)



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**** AVAILABLE WITH NO CHAIN ****

Charming semi-detached Grade II listed cottage offering cosy, characterful accommodation with two reception rooms, two bedrooms, two bath/shower rooms and good-size, private garden, situated in the heart of a desirable Rutland village.



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No 3 High Street, Morcott is built of coursed rubble with stone tiled roof and dates back to the late 18th century. The cottage retains to this day an array of period features, including exposed beams, windows with traditional timber lintels and two horizontal sliding sashes upstairs.

The tastefully presented interior benefits from gas-fired central heating system, is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Lounge with inglenook fireplace, Sitting Room, modern shaker-style Kitchen, Bathroom with slipper bath; FIRST FLOOR: Master Bedroom with en-suite Shower Room, further single Bedroom.

OUTSIDE there is a fully enclosed and privately screened garden of good size with stone utility outbuilding, large paved patio, lawn and well-stocked borders to the rear.

On-street parking to front (no permission required).

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Panelled entrance door, radiator, alcove with fitted display shelving, tiled floor, wall-light point, stairs leading to first floor, doors to Lounge and Bathroom.

Lounge 4.60m x 3.99m max (15'1" x 13'1" max)

Feature inglenook fireplace with raised flagstone hearth and heavy bressumer beam above housing log-burning stove, radiator, exposed ceiling beam, dual-aspect windows to front and side, door to Sitting Room.

Sitting Room 2.16m x 4.45m (7'1" x 14'7")

Radiator, exposed ceiling beam, window to side, French doors giving access to rear paved patio and garden beyond, internal door to Kitchen.

Kitchen 2.29m x 2.21m (7'6" x 7'3")

Range of attractive modern shaker-style units incorporating timber work surfaces, inset single drainer sink with mixer tap, base cupboards (with kick-space heater) and matching eye-level cupboards.

Integrated appliances comprise Whirlpool dishwasher, Neff induction hob with extractor above and eye-level Neff electric oven.

Tiled splashbacks, tiled floor, window and external door to rear garden.

Off Hallway:

Bathroom 1.75m max x 2.39m (5'9" max x 7'10")

Traditional suite of low-level WC, pedestal hand basin and freestanding slipper bath with shower attachment.

Heated towel rail, tiled floor, extractor fan.

FIRST FLOOR

Landing

Built-in airing cupboard, loft access hatch, wooden doors with latch handles leading to Bedrooms.

Master Bedroom 4.83m x 2.92m (15'10" x 9'7")

Radiator, exposed ceiling beam, window to front, access to en-suite Shower Room.

En-suite Shower Room 1.85m x 1.14m (6'1" x 3'9")

Tiled shower cubicle with Triton Ivory shower, pedestal hand basin, quarry tiled floor, window to side.

Bedroom Two 2.67m + cpbd x 2.41m (8'9" + cpbd x 7'11")

Traditional built-in cupboards with gas central heating boiler, hanger rail and shelving, radiator, window to rear overlooking garden.

OUTSIDE

Garden

The fully enclosed, long rear garden is a particular feature of this property and enjoys a good degree of privacy being screened by established trees. The garden has been arranged to include a large paved terrace with raised bed and climbers immediately to the rear of the house, a stone utility outbuilding (with plumbing for washing machine), lawn with well-stocked borders and timber gates to side providing external access to the garden.

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MORCOTT

Morcott is a charming village, many parts of which form a Conservation Area.

Within the village there are a number of charming stone properties together with facilities which include a church and petrol station with local convenience store and car garage for servicing and MOT. Other amenities are available in the adjoining towns of Uppingham, Oakham and Stamford.

For commuters it is within easy travelling distance of a number of centres including Stamford, Oakham, Uppingham, Peterborough, Leicester, Corby and Kettering. From Peterborough and Kettering there are good train services to London.

In Rutland there are a number of sporting facilities including cricket, golf, rugby football, tennis, bowls, football, etc. and in addition there is Rutland Water where one can enjoy a number of leisure pursuits including sailing, windsurfing and fishing.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

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

Indoor: EE - voice and data likely; 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.

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

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by inspection, or otherwise as to the correctness of each of them.

agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

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.

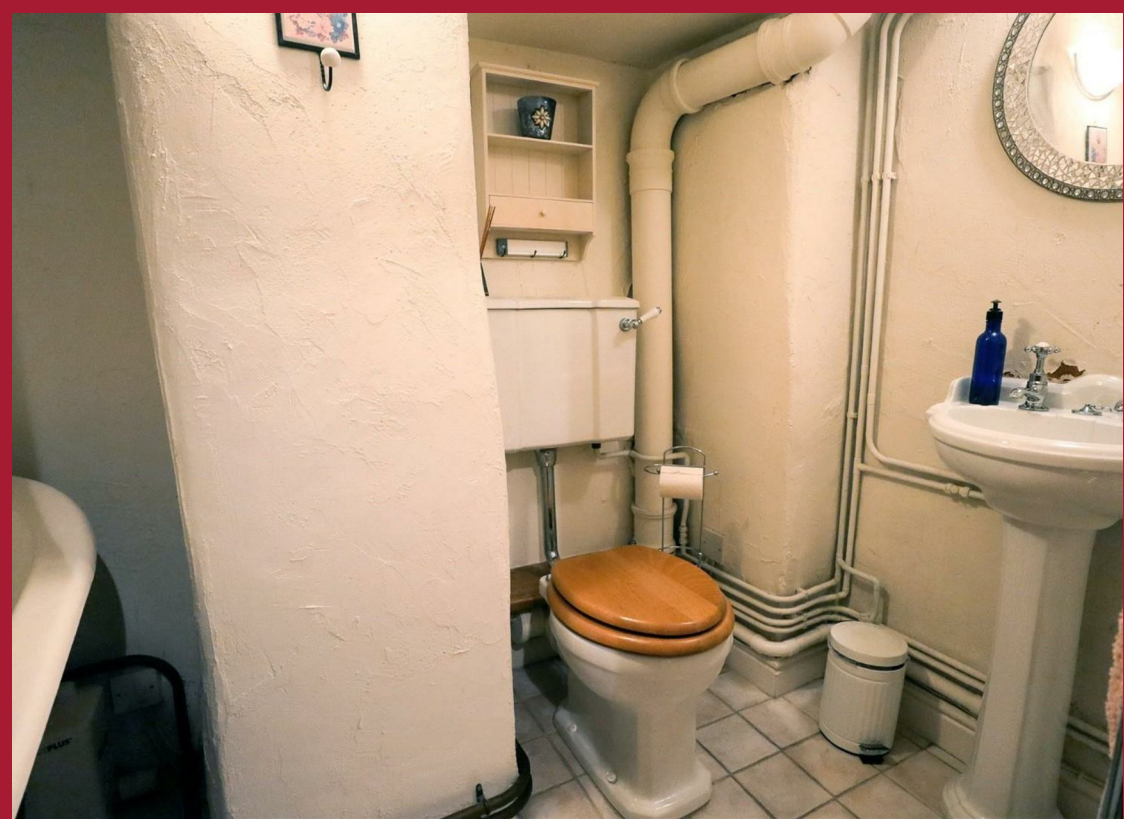
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate







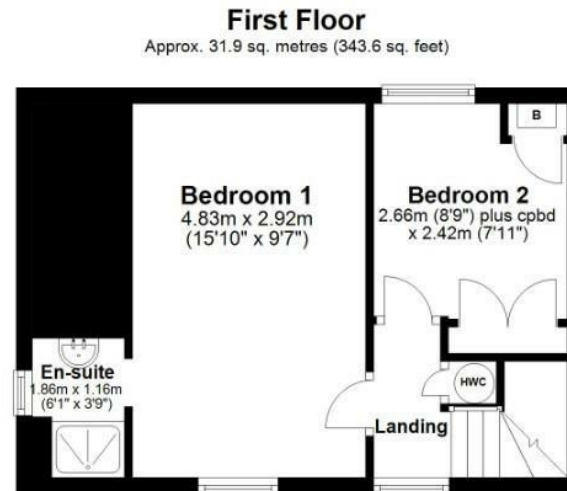
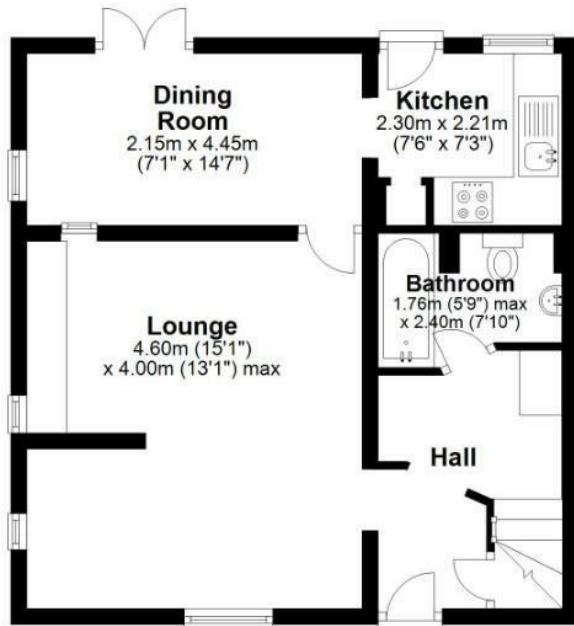
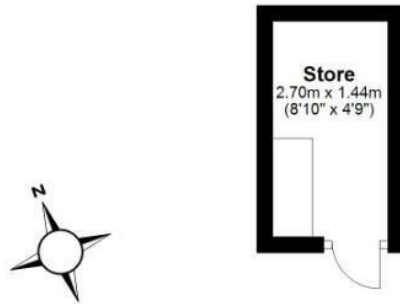




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Ground Floor

Approx. 49.1 sq. metres (528.5 sq. feet)



Total area: approx. 81.0 sq. metres (872.1 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) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC