



Foxglove Cottage, Leicester Road, Belton In Rutland, Rutland, LE15 9AQ
£600,000



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Tenure: Freehold

Council Tax Band: D (Rutland)



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A rare opportunity has arisen to acquire a substantial, detached period house set on a generously proportioned plot with extensive gardens, garage/workshop and ample off-road parking just outside a desirable Rutland village, close to the historic market town of Uppingham.



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DESCRIPTION

The property dates back to 1800s and offers spacious accommodation which would benefit from general modernisation and updating. The size of the plot provides potential to extend the accommodation, subject to necessary planning consent, and create a superb family residence in a picturesque setting.

The interior benefits from oil-fired central heating system and double glazing throughout and can be summarised as follows:

GROUND FLOOR: (side) Entrance Hall, Utility Room/WC, modern Breakfast Kitchen, Conservatory, Dining Room, Lounge, Study, (front) Porch;

FIRST FLOOR: Master Bedroom with en-suite Bath/Shower Room, three further good-size Double Bedrooms, Family Bathroom.

ACCOMMODATION

GROUND FLOOR

The main entrance to the property lies currently to the rear where a double-glazed door with stained glass detail leads to:

Entrance Hall

Tiled floor, open-tread stairs leading to first floor, doors to Kitchen and Utility Room/WC.

Utility Room/WC 1.93m x 2.82m (6'4" x 9'3")

Fitted low-level WC, butler's-style sink with cupboard

beneath, fitted worktop with plumbing and space for washing machine beneath, space for tumble dryer, wall-mounted cupboards, wall-mounted Worcester oil-fired combi boiler, built-in cupboard.

Radiator, part-tiled walls, window to rear.

Breakfast Kitchen 4.06m x 3.91m (13'4" x 12'10")

Range of attractive, modern fitted units incorporating inset double drainer stainless steel sink unit with cupboards beneath, granite-effect breakfast bar and matching work surfaces, ample soft-close, high-gloss base cupboard and drawer beneath and matching eye-level wall cupboards.

Feature tiled recess (for range-style cooker), under-stairs store cupboard, space for fridge-freezer, tiled walls, tiled floor, radiator, window overlooking gardens to rear, door to Conservatory, door to Dining Room.

Conservatory 3.99m x 2.97m (13'1" x 9'9")

UPVC construction with tiled floor, windows overlooking extensive gardens and external door leading to paved patio area.

Dining Room 4.24m x 3.91m (13'11" x 12'10")

Radiator, heavy ceiling beam, dado rail, wall-light points, window to front, door to Front Porch, door to Study, archway to Lounge.

Lounge 4.32m x 7.16m (14'2" x 23'6")

Generously proportioned, dual-aspect reception room featuring fireplace with stone surround and raised

tiled hearth, two radiators, wall-light points, ceiling cornice, open-tread staircase with turned spindles leading to Master Bedroom Suite, picture window to front and sliding patio doors to gardens.

Study 4.24m x 2.90m (13'11" x 9'6")

Radiator, window to front.

Front Porch

Double-glazed front entrance door, internal door leading to Dining Room.

FIRST FLOOR

Master Suite

is accessed via stairs leading off Lounge and comprises:

Bedroom One 4.37m max x 5.56m (14'4" max x 18'3")

Radiator, exposed roof timbers, window to front.

En-suite Bathroom 4.35m x 1.51m (14'3" x 4'11")

Four-piece suite comprising low-level WC, pedestal hand basin, panelled bath and separate shower cubicle with Triton shower above. Tiled walls, built-in linen cupboard, radiator, window to side.

Main Landing

Stairs leading off Entrance Hall, loft access hatch, window to side.

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Bedroom Two 4.06m x 3.94m max (13'4" x 12'11" max)

Radiator, dual-aspect windows with views over extensive gardens.

Bedroom Three 4.27m x 3.51m (14'0" x 11'6")

Radiator, window to front.

Bedroom Four 4.29m max x 3.48m (14'1" max x 11'5")

Decorative period fireplace, radiator, window to front.

Family Bathroom 2.72m max x 2.77m (8'11" max x 9'1")

Three-piece suite comprising low-level WC, pedestal hand basin and panelled bath with shower above and fitted glass screen. Tiled splashbacks and matching part-tiled walls, built-in cupboard housing hot water cylinder, radiator, window to rear.

OUTSIDE

The property is accessed via a block-paved driveway which gives access to the garage and provides off-road parking for up to six vehicles.

Garage/Workshop 5.05m max x 5.38m (16'7" max x 17'8")

Drive-through garage with light and power and electric roller-shutter doors to front and rear.

Gardens

The property's large, wrap-around gardens are a particular feature. The fully enclosed gardens are

screened by mature trees and laid mainly to lawn with large block-paved patio area to the rear and side elevations. The top boundary of the garden is a traditional timber five-bar fence to make the most of the views over the adjoining fields.

TENURE

Freehold

SERVICES

Mains electricity

Mains water supply

Sewerage - septic tank shared with the bungalow next door with maintenance costs shared 50/50

Oil central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard

Mobile signal availability:

Indoor: EE - voice and data likely; O2 - voice likely, data limited; Three - voice and data limited; Vodafone - voice limited, 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.

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,

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and there are golf courses at Rutland Water, Luffenham Heath and Burghley Park.

FLOOD RISK

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

COUNCIL TAX

Band D
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 - 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 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.











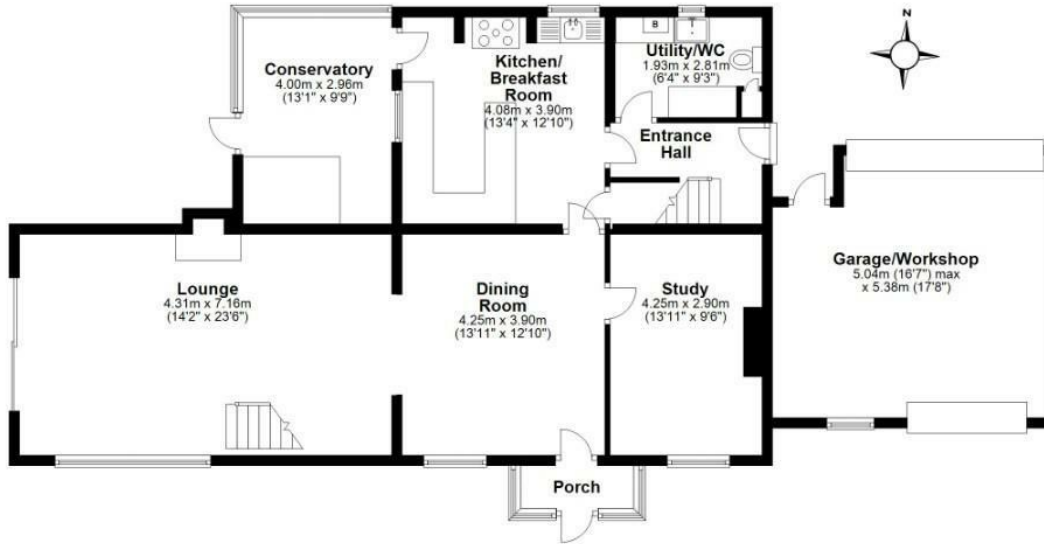


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Ground Floor

Approx. 130.7 sq. metres (1406.7 sq. feet)



First Floor

Approx. 89.7 sq. metres (965.1 sq. feet)



Total area: approx. 220.4 sq. metres (2371.8 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) 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		
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