



**3 Ridlington Road, Preston, Rutland, LE15 9NN**  
**£475,000**



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**3 Ridlington Road, Preston, Rutland, LE15 9NN**

**Tenure: Freehold**

**Council Tax Band: D (Rutland)**



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## **DESCRIPTION**

Charming detached period cottage providing beautifully appointed character accommodation with garage and additional off-road parking in the centre of a desirable Rutland village close to the historic market towns of Uppingham and Oakham.

Benefiting from gas-fired central heating and double glazing throughout, the tastefully presented accommodation is arranged over two storeys and briefly comprises:

**GROUND FLOOR:** Entrance Porch, open-plan Sitting Room with Study Area, separate Dining Room, shaker-style Breakfast Kitchen, Utility Area;  
**FIRST FLOOR:** large Master Bedroom with refitted en-suite Shower Room, three further Bedrooms, refitted Family Bathroom.

**OUTSIDE:** the property can be accessed either from the front via the entrance porch or from the rear, via a half-glazed door leading into the kitchen.

To the front of the cottage there is an area of garden with shaped lawn, colourful borders and pathway leading to the front door. To the rear is a very private paved patio garden ideal for al fresco summer dining and entertaining.

The property includes a detached single Garage situated at rear and accessed via a paved driveway providing two additional off-road parking spaces.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Porch**

Traditional stable-style front entrance door with leaded-light inset, window to side, internal glazed panel door leading to:

#### **Open-plan Sitting Room & Study Area:**

#### **Sitting Area 3.68m x 4.17m incl cpbd (12'1" x 13'8" incl cpbd)**

Feature Victorian fireplace with ornate tiled inset housing open grate, traditional fitted cupboards to either side of the fireplace, radiator, laminate flooring, wall-light point, ceiling beam, recessed ceiling spotlights, window overlooking front garden.

#### **Study Area 2.57m x 3.28m (8'5" x 10'9")**

Radiator, laminate flooring, wall-light points, recessed ceiling spotlights, dual-aspect windows to side and rear, access to stairs leading to first floor.

#### **Dining Room 3.71m x 4.19m (12'2" x 13'9")**

Fireplace recess with heavy timber lintel above housing Firefox log-burning stove set on slate hearth, traditional arched alcoves with fitted shelving and base cupboards to either side of the fireplace, radiator, laminate flooring, wall-light points, ceiling beam, two windows overlooking front garden.

#### **Breakfast Kitchen 5.59m x 3.25m max (18'4" x 10'8" max)**

Excellent range of modern shaker-style units incorporating wooden work surfaces with matching upstand and feature fitted splashbacks, inset 1.5-bowl single drainer ceramic sink with mixer tap, ample base cupboard and drawer units and matching eye-level wall cupboards. Appliances comprise integrated Lamona dishwasher and freestanding Tecnik gas-fired stainless steel range cooker with matching splashback and extractor hood above. There is space for upright fridge-freezer.

Radiator, laminate flooring, recessed ceiling spotlights, dual aspect with window and external half-glazed panel door to driveway and attractive French doors giving access to rear patio garden.

#### **Under-stairs Utility Area 1.24m x 1.75m (4'1" x 5'9")**

Worcester gas-fired central heating boiler, alarm control panel, space and plumbing for washing machine, space and vent for tumble dryer.

### **FIRST FLOOR**

#### **Master Suite:**

#### **Bedroom One 5.61m x 3.30m max (18'5" x 10'10" max)**

The large Master Bedroom is divided into two sections with steps leading up to the main sleeping area and lower dressing area with steps leading up a

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door providing access to the en-suite Shower Room. Radiator, wall-light point, three dual-aspect windows.

#### **En-suite Shower Room 1.73m x 2.16m (5'8" x 7'1")**

Contemporary white suite of low-level WC and pedestal hand basin with mixer tap, Pura shower cubicle, heated towel rail, fitted splashbacks, fitted alcove shelving, laminate flooring, recessed ceiling spotlights.

#### **Landing**

Radiator, steps leading up to second landing.

#### **Bedroom Two 3.66m x 3.20m max (12'0" x 10'6" max)**

Fitted airing cupboard housing hot water cylinder and slatted shelving, radiator, loft access hatch, window to front.

#### **Bedroom Three 3.23m x 2.57m (10'7" x 8'5")**

(measurements taken to maximum width to eaves) Radiator, window to side.

#### **Craft Room/Bedroom Four 1.85m max x 4.09m (6'1" max x 13'5" )**

Radiator, recessed ceiling spotlights, window to front.

#### **Family Bathroom 2.26m x 1.83m (7'5" x 6'0")**

Contemporary white suite comprising low-level WC, pedestal hand basin and panelled bath with shower above and glass shower screen. Tiled splashbacks, heated towel rail, laminate flooring, recessed ceiling spotlights.

### **OUTSIDE**

#### **Detached Garage**

Brick garage with double opening timber doors, electrics and strip lighting.

#### **Front Garden**

There is a small, east-facing, lawned garden to the front with adjoining well-stocked borders, gravelled seating area and pathway leading to the front door.

#### **Rear Walled Patio Garden**

There is a west-facing, paved patio garden with outside lighting to the rear accessed from the kitchen via French doors and enjoying a high degree of privacy.

### **TENURE**

Freehold

### **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 and O2 - voice likely, data limited; Three - voice and data limited; Vodafone - 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.

### **PRESTON**

Preston is a delightful Rutland village with many imposing stone properties, a number of which are Grade II Listed, all set into a lovely conservation area. There are a number of facilities including a village hall and church, but for other items these can easily be obtained in the nearby towns of Oakham and Uppingham which include shops, doctors, dentists, library, chemist etc.

In addition schools are readily available in the area, both Local Authority and private with a good range catering for children of most ages. Sporting facilities too are many and varied with clubs for cricket, football, rugby, hockey, tennis, bowls, golf etc. Other sports also available involve the horse, sailing and fly fishing at both Rutland Water and Eyebrook.

For commuters Preston is ideal, being within easy distance of the A47 allowing good commuting to both Peterborough and Leicester and an easy southwards journey to Corby and Kettering, where at the latter there is a good train service to London St Pancras.

### **COUNCIL TAX**

Band D

Rutland County Council, Oakham 01572-722577

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**FLOOD RISK**

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

**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.



























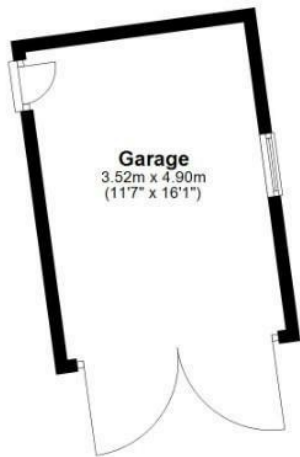






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**Ground Floor**  
Approx. 80.4 sq. metres (865.3 sq. feet)



**First Floor**  
Approx. 61.1 sq. metres (658.2 sq. feet)



Total area: approx. 141.5 sq. metres (1523.5 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

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

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

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