



Hurford's

Goughs Lane, Belton In Rutland Oakham Freehold: £400,000



# Key Features

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- 3 Bedroom Chalet Style Detached Home
- Beautifully Presented Throughout
- Open Plan Kitchen/Dining and Living Space
- Home Office Space
- Downstairs Bedroom with Separate Shower Room

Hurford's welcomes to the market, this beautifully presented three-bedroom chalet-style home, situated in the peaceful village of Belton. Just a short drive from Uppingham, this charming village offers excellent commuting links.

The property has been tastefully presented throughout. Upon entering the main hallway, you'll find a dedicated home office space to the left-ideal for those working from home. Towards the rear on the left-hand side, there is a spacious ground-floor bedroom, which benefits from an adjacent, modern shower room featuring a generous walk-in shower, basin, and WC.

To the right-hand side of the property, you'll discover a stunning open-plan entertaining space. The kitchen boasts a new range oven, an





American-style fridge freezer, and a selection of base and wall units topped with solid wood worktops. The living area can be opened up to create a seamless flow for entertaining or closed off with stylish glass doors for a more intimate setting. The generous lounge at the front of the property features a large bay window, flooding the space with natural light from its south-facing elevation.

Upstairs, there are two further double bedrooms, one of which has been cleverly designed to include an en-suite shower room with a basin and WC.

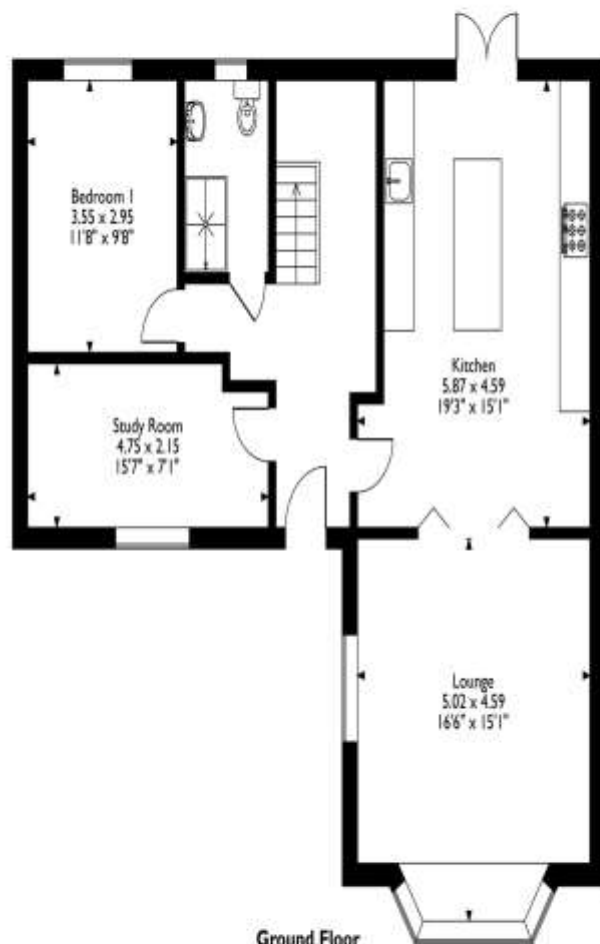
Externally, the front of the property offers off-road parking, with side access leading to the rear garden. Steps take you up to a generous lawn area, providing an excellent opportunity for keen gardeners.

This home has a state-of-the-art air source heat pump and underfloor heating, ensuring modern and efficient heating throughout.

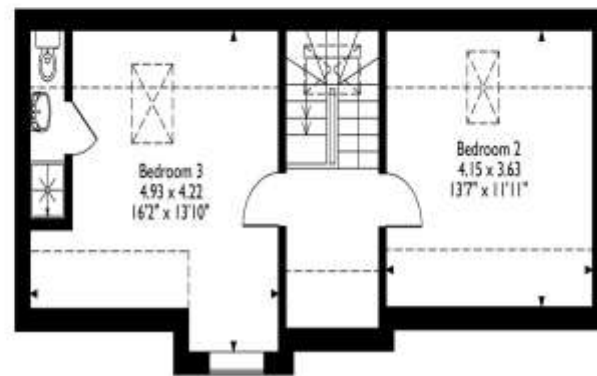
This property is chain-free and ready to move into-viewing is essential to fully appreciate all it has to offer!



3, Goughs Lane, Belton in Rutland, Oakham  
Approximate Gross Internal Area  
115 Sq M/1237 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

# Selling your property?

Contact us to arrange a FREE home valuation.

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