



LODDINGTON LANE  
BELTON-IN-RUTLAND

JAMES  
SELICKS



## “... LIGHT-FILLED, THREE-BEDROOM BUNGALOW ...”

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**A spacious and light-filled three-bedroom bungalow recently renovated and beautifully presented, with front and rear gardens and off-road parking, ideally situated in the popular village of Belton in Rutland.**

Open Plan Living Kitchen • One Reception Room • Three Double Bedrooms • One Bathroom • South-East Facing Garden • Front Garden & Private Driveway • Recently Renovated • Village Location • NO CHAIN •

### Accommodation

Enter the property via a spacious entrance hall, which benefits from a large coats cupboard and provides access to the principal accommodation. The heart of the home is a superb, partly vaulted, L-shaped open-plan living space. The dining kitchen spans the full depth of the property and features a vaulted ceiling with an exposed timber A-frame, together with French doors opening onto the patio and rear garden. The kitchen is fitted with a comprehensive range of timber units, complemented by a variety of integrated appliances, space for a range-style cooker, and a large central island with breakfast bar seating. The space flows seamlessly into a generous reception area, which also enjoys French doors opening onto the patio and garden. Filled with natural light throughout, this impressive open-plan area provides a highly desirable connection between indoor and outdoor living.

The bedroom accommodation is accessed from the main hallway. The principal bedroom is positioned at the rear of the property and benefits from French doors opening directly onto the patio. Two further bedrooms are located to the front, overlooking the front garden. All three bedrooms are served by a well-appointed family bathroom comprising a freestanding bath, walk-in shower, wash hand basin, low-flush WC, and heated towel rail.

### Outside

To the front of the property are two driveways, providing ample off-road parking. A gravelled driveway to the left offers parking for two vehicles, while a block-paved driveway to the right provides space for a further two vehicles. Between the driveways is an attractive front garden laid to lawn and enclosed by mature hedging. Pedestrian access is available on both sides of the property, leading to the rear garden. The rear garden enjoys a high degree of privacy, with mature boundaries and established planting throughout. A generous patio extends across the full width of the property, providing an excellent space for outdoor dining and entertaining, while the remainder is laid to lawn with a variety of mature shrubs and planting. Benefiting from a south-easterly aspect, the garden enjoys sunshine for much of the day.



### Location

Belton-in-Rutland is a picturesque village located just west of Uppingham, offering convenient access to the A47. The village benefits from a regular two-hourly bus service connecting Leicester and Uppingham, making travel easy and accessible. A wide range of amenities can be found in the nearby market towns of Oakham and Uppingham, including shops, cafes, schools, and healthcare facilities. There are excellent road links to Leicester, Peterborough, Corby, and Kettering. Each of these centres offers mainline rail services, providing fast and convenient journeys to London—typically in under an hour.

### Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating.

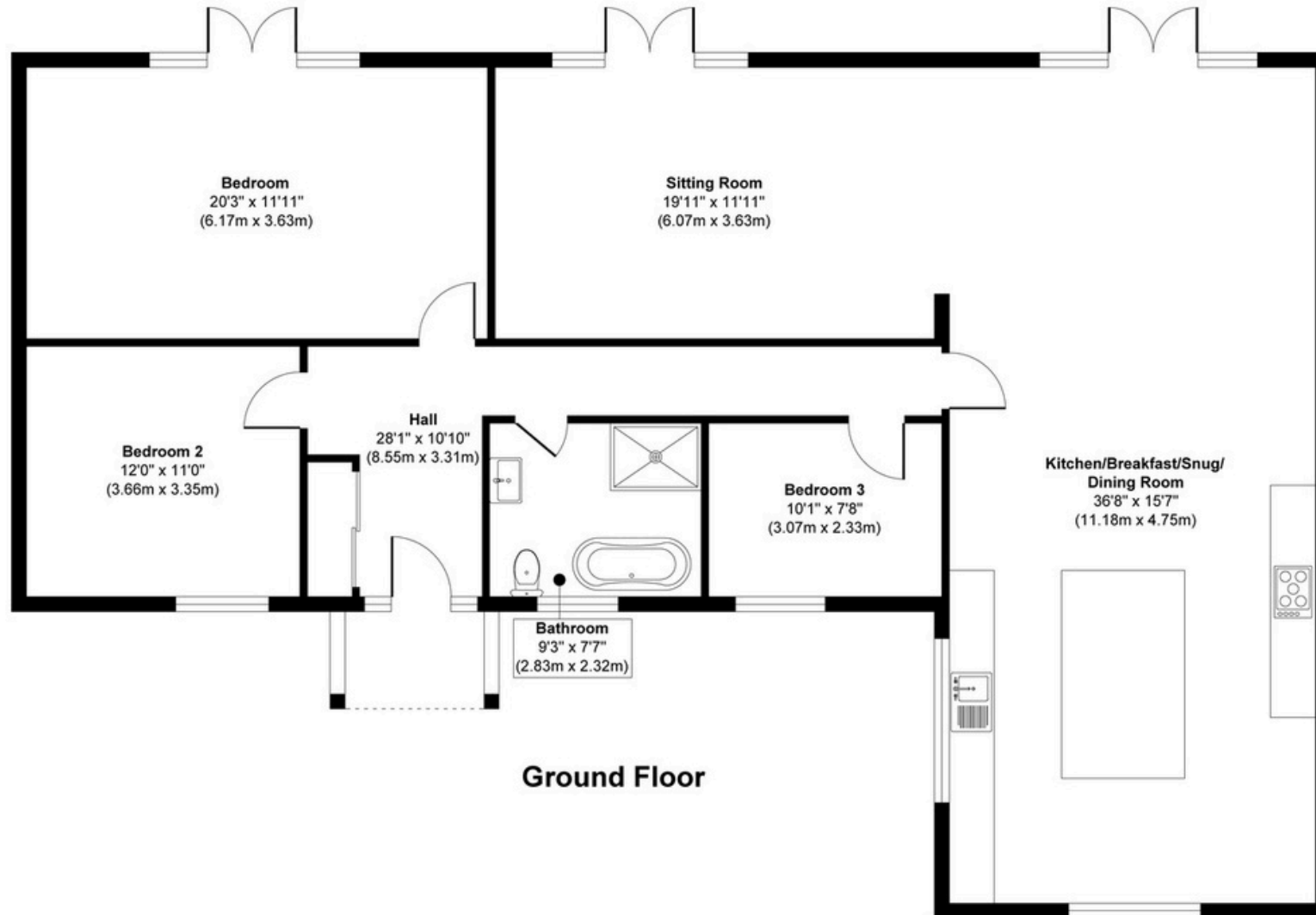
Rutland County Council – Tax Band E

### Tenure

Freehold



1 Loddington Lane, Belton In Rutland, Oakham, Rutland LE15 9LA  
House Total Approx. Gross Internal Floor Area = 1530 ft<sup>2</sup> / 142 m<sup>2</sup>  
Measurements are approximate, not to scale, for illustrative purposes only.





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**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.