



16 Goughs Lane

Oakham, LE15 9JX



Simpson West

Enjoying a prime position within the highly sought after village of Belton in Rutland, this rarely available semi detached home occupies a generous and beautifully established plot, offering both immediate comfort and exciting future potential.

The well proportioned accommodation begins with a welcoming reception hall, leading through to a charming lounge featuring an open fire, the perfect focal point for cosy evenings. The fitted kitchen offers ample storage and space for freestanding appliances, with direct access to the south facing rear garden, creating an ideal layout for everyday living and entertaining.

To the first floor are three well balanced bedrooms, a family bathroom, and a separate WC, providing practical and flexible space for families or those working from home.

Externally, the property truly excels. The substantial rear garden is predominantly laid to lawn and complemented by a wrap around patio area, ideal for outdoor dining and summer gatherings. To the front, a gravelled driveway provides off road parking for multiple vehicles. The impressive plot offers clear potential for extension or further development subject to the necessary planning permissions, presenting an exciting opportunity to enhance and add value within one of Rutland's most desirable villages.

This prestigious location is particularly appealing for access to reputable schooling, the nearby market towns of Uppingham and Oakham, and the beautiful Rutland countryside that surrounds the village.

An early viewing is strongly recommended to fully appreciate the position, plot size, and future possibilities this wonderful family home presents.

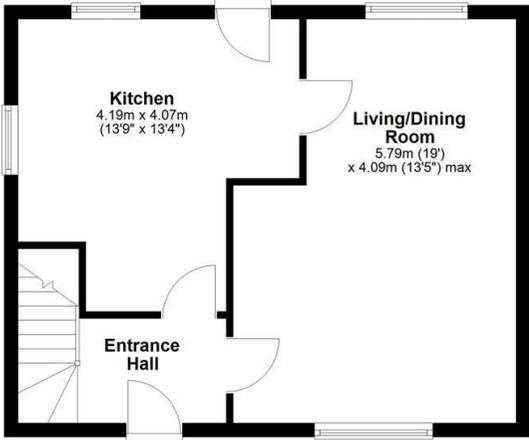
Energy Rating C
Council Tax Band B

£295,000

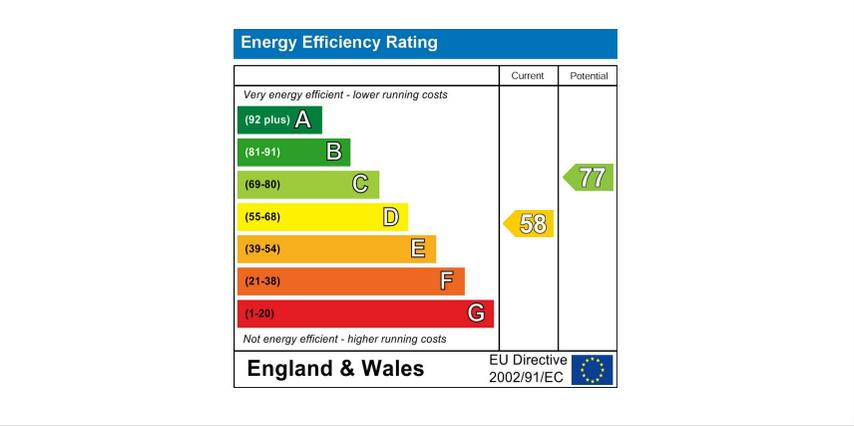
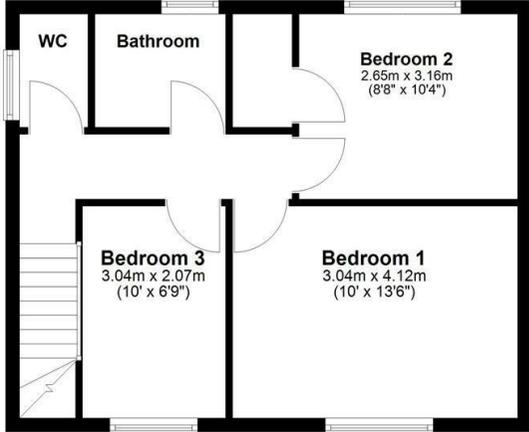
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Ground Floor



First Floor



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