

April Cottage, 9 Mount Pleasant Road, Morcott, Rutland, LE15 9DP

£450,000

MURRAY

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Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

April Cottage, 9 Mount Pleasant Road, Morcott, Rutland, LE15 9DP
Tenure: Freehold
Council Tax Band: E (Rutland County Council)

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Charming detached character cottage with garage, ample off-road parking and good size rear garden adjoining open fields situated on the edge of a desirable Rutland village close to the historic market town of Uppingham, its highly reputed schooling and varied amenities.

** Lounge * Study * Kitchen/Dining Room * Utility * WC * 3 Bedrooms * Bathroom **







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April Cottage is built of local stone and has been tastefully extended to offer beautifully presented accommodation with a wealth of character and good quality fixtures and fittings. The interior features an excellent modern shaker-style kitchen/dining room and bathroom with claw-foot bath and separate shower cubicle.

Benefiting from gas central heating and full double glazing, the accommodation can be summarised as follows:

GROUND FLOOR: Entrance Hall, Study, Lounge with log-burning stove set in an impressive inglenook, superb open-plan Kitchen/Dining Room, Utility Room, WC;

FIRST FLOOR: three Bedrooms (two doubles and a single), elegant Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.24m x 5.03m (4'0" x 16'6")
Wooden entrance door with glazed inset, stairs to first floor.

Study 3.53m x 3.31m (11'6" x 10'10")
Attractive, irregularly-shaped room with column radiator, wall light points and dual aspect windows to front and side elevations.

Lounge 5.12m x 3.21m (16'9" x 10'6")
Well proportioned reception room featuring an impressive Inglenook with stone surround and heavy bressumer beam above housing log-burning stove set on stone hearth, radiator, understairs cupboard, window to front elevation and archway to Kitchen/Dining Room.

Kitchen/Dining Room 9.10m x 4.03m (29'10" x 13'2")
featuring:

Kitchen Area
Fitted in modern shaker style with excellent range of units incorporating butcher's block style work surfaces with upstand, butler's sink with heritage style mixer tap, integrated electric oven, ample base drawers (with cup handles) and cupboards and matching eye level glass fronted display cabinets.

Gas fired AGA (included in the sale) with metro tiles to splashback, walk-in pantry, undercounter space with plumbing for dishwasher, further undercounter appliances space, space for American style fridge-freezer.

Tiled floor, recessed ceiling spotlights, window with views over private rear garden, two Velux windows, external part glazed door to side elevation.

Dining Area
Column radiator, tiled floor, bi-fold doors leading to paved rear patio and private garden beyond.

Off Hallway:

Utility Room 3.19m x 2.85m (10'5" x 9'4")
Fitted timber effect worktop with metro tiles to splashback, inset butler's sink with heritage style mixer tap, base cupboard and two appliance spaces (one of them with plumbing for washing machine) beneath, eye level wall cupboards.

Feature fireplace recess with display shelf above, column radiator, quarry tiled floor, window to front elevation, internal door to Garage.

WC
Two piece suite comprising low level WC and wash hand basin.

FIRST FLOOR

Landing
Window overlooking rear garden.

Bedroom One 3.41m x 3.40m (11'2" x 11'1")
Column radiator, dual aspect windows to front and rear elevations.

Bedroom Two 4.40m x 3.55m (14'5" x 11'7")
Column radiator, exposed ceiling beam, picture light, loft access hatch, window to front elevation.

Bedroom Three 4.30m x 2.79m (14'1" x 9'1")
Column radiator, window to front elevation.

Bathroom 2.69m x 2.62m (8'9" x 8'7")
Appointed with a heritage style suite comprising low

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level WC, pedestal hand basin and roll-top, claw-foot bath, separate corner shower cubicle with tiled surround, deluge shower above and further handheld shower attachment, recessed ceiling spotlights, extractor fan, window to rear elevation.

OUTSIDE

Attached Garage 4.98m x 3.53m (16'4" x 11'7")
Light and power, traditional double door to front, personnel door to rear garden.

Front Garden
The property's frontage is mainly laid to gravel and provides off-road parking for three vehicles, as well as gives access to the garage.

Rear Garden
The walled rear garden adjoins an open field and enjoys a high degree of privacy. The garden has been landscaped to include a sunken paved patio area immediately to the rear of the house, lawn with mature trees to borders and a secluded courtyard area with raised beds ideal for barbecues.

SERVICES
Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to https://checker.ofcom.org.uk/
Broadband availability: Standard, Superfast
Mobile signal availability:
EE - good outdoor and in-home
O2 -variable outdoor
Three - good outdoor
Vodafone - variable outdoor
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.

MORCOTT
Morcott is a charming village, many parts of which form a Conservation Area.

Within the village there are a number of charming stone properties together with facilities which include a church and petrol station with local convenience store and car garage for servicing and MOT. Other amenities are available in the adjoining towns of Uppingham, Oakham and Stamford.

For commuters it is within easy travelling distance of a number of centres including Stamford, Oakham, Uppingham, Peterborough, Leicester, Corby and Kettering. From Peterborough and Kettering there are good train services to London.

In Rutland there are a number of sporting facilities including cricket, golf, rugby football, tennis, bowls, football, etc. and in addition there is Rutland Water where one can enjoy a number of leisure pursuits including sailing, windsurfing and fishing.

COUNCIL TAX
Band E
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

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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.















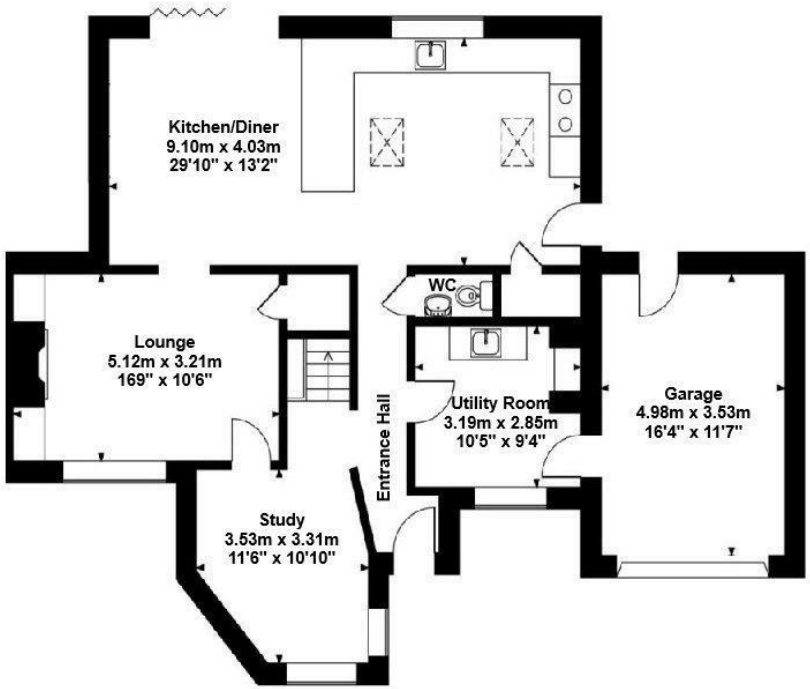




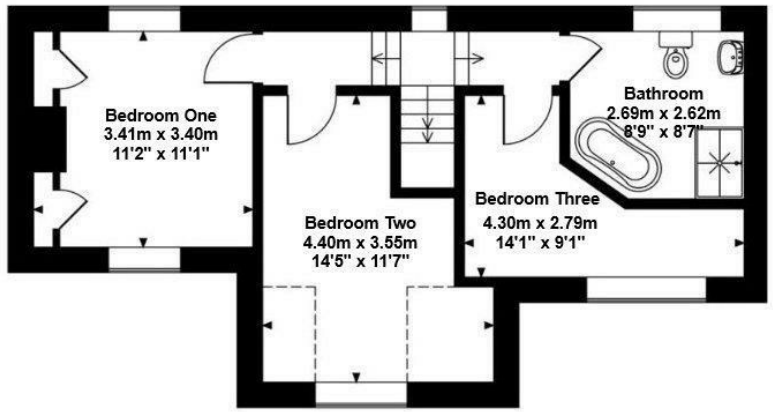






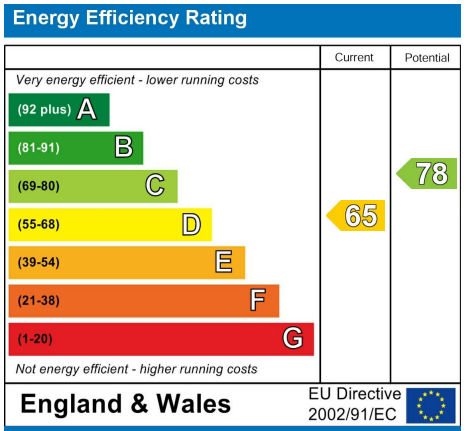


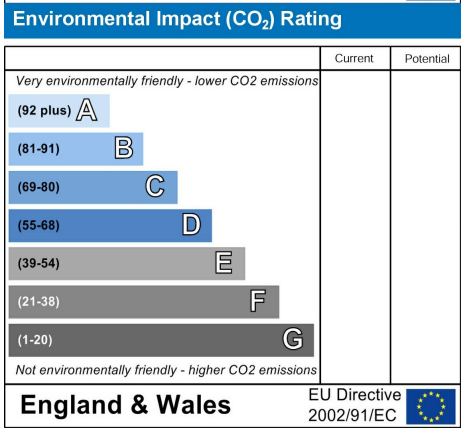
GROUND FLOOR



FIRST FLOOR

Not to scale - for identification purposes only





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