



19 Main Road, Glaston, Oakham, LE15 9BP

 **NEWTON FALLOWELL**



Key Features

- Characterful Three-Bedroom Cottage
- Sought-After Rutland Village Location
- Wealth Of Original Features & Fireplaces
- Separate Living Room & Dining Room
- Kitchen With Additional Utility Room
- Courtyard Garden With Shared Access
- Useful External Outbuilding / Storage
- Excellent Access To A47 & Commuter Routes
- EPC Rating D
- Freehold

£225,000





Occupying a central position within the highly regarded Rutland village of Glaston, this attractive three-bedroom cottage presents a rare opportunity to acquire a characterful home, rich in period features and offering well-balanced accommodation across two floors.

The ground floor is arranged around a traditional layout, beginning with a welcoming entrance hall that leads through to a comfortable living room. This space is full of charm, featuring exposed beams, original flooring and a character fireplace, creating a warm and inviting environment. A separate dining room provides a clearly defined space for entertaining, while the kitchen is positioned to the rear, fitted with a range of modern units. To the rear of the property, a practical utility room also provides access to the courtyard garden and the first floor.



To the first floor, three bedrooms are arranged off a central landing. Each room continues the characterful feel of the home, with original features and pleasant outlooks, while a well-appointed, stylish family bathroom serves the accommodation.

Externally, the property benefits from a courtyard-style garden to the rear, designed for ease of maintenance and providing a private outdoor seating area. ideal for a summer evening's glass of Pinot. A useful outbuilding offers additional storage, and the garden enjoys shared access, adding a practical element to the overall setting.

Glaston itself is a particularly desirable village location, known for its strong community feel and attractive surroundings, while remaining well positioned for access to the A47, providing convenient links to Leicester, Peterborough, the A1 and beyond - making the property well suited to both local living and commuting requirements.



Room Dimensions

Living Room 5.11m x 4.33m (16'10" x 14'2")

Dining Room 3.4m x 3.2m (11'2" x 10'6")

Kitchen 3.2m x 1.73m (10'6" x 5'8")

Utility Room (including stairwell) 5.11m x 1.73m (16'10" x 5'8")

First Floor Landing 2.82m x 2.46m (9'4" x 8'1")

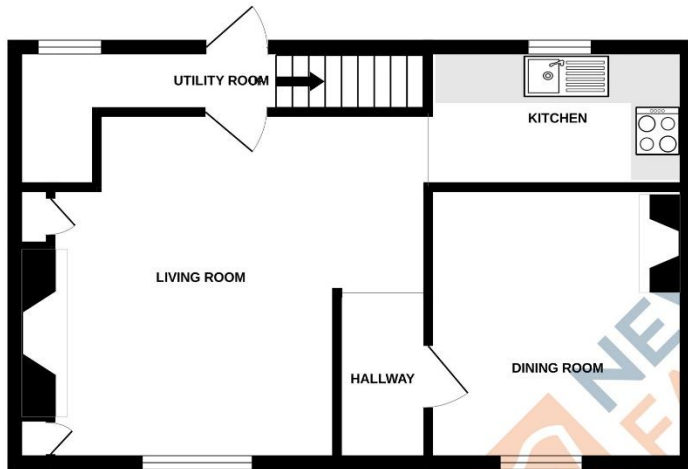
Bedroom One 3.32m x 3m (10'11" x 9'10")

Bedroom Two 4.42m x 2.67m (14'6" x 8'10")

Bedroom Three 3.12m x 2.46m (10'2" x 8'1")

Bathroom 2.37m x 2.13m (7'10" x 7'0")

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.