



**Somercott Cottage, 10 Main Street, Caldecott, Market Harborough, LE16 8RS**  
**Offers In Excess Of £225,000**



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## Somercott Cottage, 10 Main Street, Caldecott, Market Harborough, LE16 8RS



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### DESCRIPTION

A charming two-bedroom Grade II listed cottage, offering beautifully characterful accommodation in a highly sought-after and picturesque village setting.

Somercott Cottage is built of ironstone under pantile roof and retains to this day a wealth of period charm with its exposed beams and stonework, window seats and ledge-and-brace doors.

Benefiting from gas central heating, the interior briefly comprises:

GROUND FLOOR: Sitting Room, shaker-style Kitchen/Diner; FIRST FLOOR: two Bedrooms, refitted Bathroom.

The property is available with NO CHAIN.

### ACCOMMODATION

#### GROUND FLOOR

The property is accessed from the side elevation via a part-glazed stable door with wrought-iron furniture opening to:

#### Sitting Room 4.14m max x 3.56m (13'7" max x 11'8")

Feature fireplace recess with heavy timber lintel, radiator, exposed beams and stonework, wooden floor, wall-light points, small window to side with plantation blind, secondary-glazed window to front with window seat and plantation blinds, ledge-and-brace doors to Kitchen/Diner and stairs leading to first floor.

#### Kitchen/Diner 4.14m x 2.90m (13'7" x 9'6")

Range of shaker-style units incorporating wood work surfaces with metro tiles to splashbacks, Belfast sink with traditional-style mixer tap, integrated Indesit washer/dryer, base cupboards and drawers with cup handles. Included in the sale is Classic Deluxe Rangemaster cooker with induction hob.

Radiator, exposed beams and stonework, radiator, fitted seat with storage beneath, tiled floor, wall-light points, secondary-glazed window with window seat and plantation blinds to front.

### FIRST FLOOR

#### Landing

Loft access hatch, ledge-and-brace doors to the two Bedrooms.

#### Bedroom One 4.14m max x 2.87m (13'7" max x 9'5")

Two attractive double wardrobes, radiator, secondary-glazed window with window seat and plantation blinds to front.

#### Bedroom Two 2.54m max x 3.63m (8'4" max x 11'11")

Radiator, secondary-glazed window with window seat and plantation blinds to front.

#### Bathroom

Tastefully refitted with white suite comprising low-level WC, circular hand basin with antique tall basin mixer tap set on vanity unit with cupboards beneath

and double-ended panelled bath ornate tiled splashback, glass screen, deluge shower above and central mixer tap with handheld shower.

Column towel radiator, wooden floor, recessed ceiling spotlights, window with plantation blind to rear.

### OUTSIDE

#### Gravel Driveway/Courtyard

To the side of the property there is a gravel courtyard bounded by wrought-iron fence with a hand gate and vehicular double gate. The courtyard provides off-road parking space for one car.

### TENURE

Freehold

### 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  
O2 - good outdoor  
Three - good outdoor  
Vodafone - variable outdoor  
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any)

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heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

### CALDECOTT

Caldecott is the most southerly village in Rutland and contains a church and two public houses. There is road access for commuters to both Corby, 3 miles and Uppingham, 4 miles, and other major centres including Kettering, Market Harborough, Oakham, Stamford and Leicester.

For commuters Caldecott is ideally placed being within driving distance of a number of centres including the local market town of Uppingham, where all facilities are available, Kettering, Corby, Market Harborough, Northampton. For rail travellers, there are good services to London from Corby, Kettering and Market Harborough.

Sports facilities in the area are many and varied with clubs catering for cricket, football, rugby, tennis, bowls, golf and other sports, together with Rutland Water a few miles away where one can enjoy windsurfing, sailing, cycling or just enjoy a ramble round the shores.

For education, in addition to a wide range of Local Authority schools there are the well known public schools at Uppingham, Oakham and Stamford.

### COUNCIL TAX

Band C  
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.

### 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.

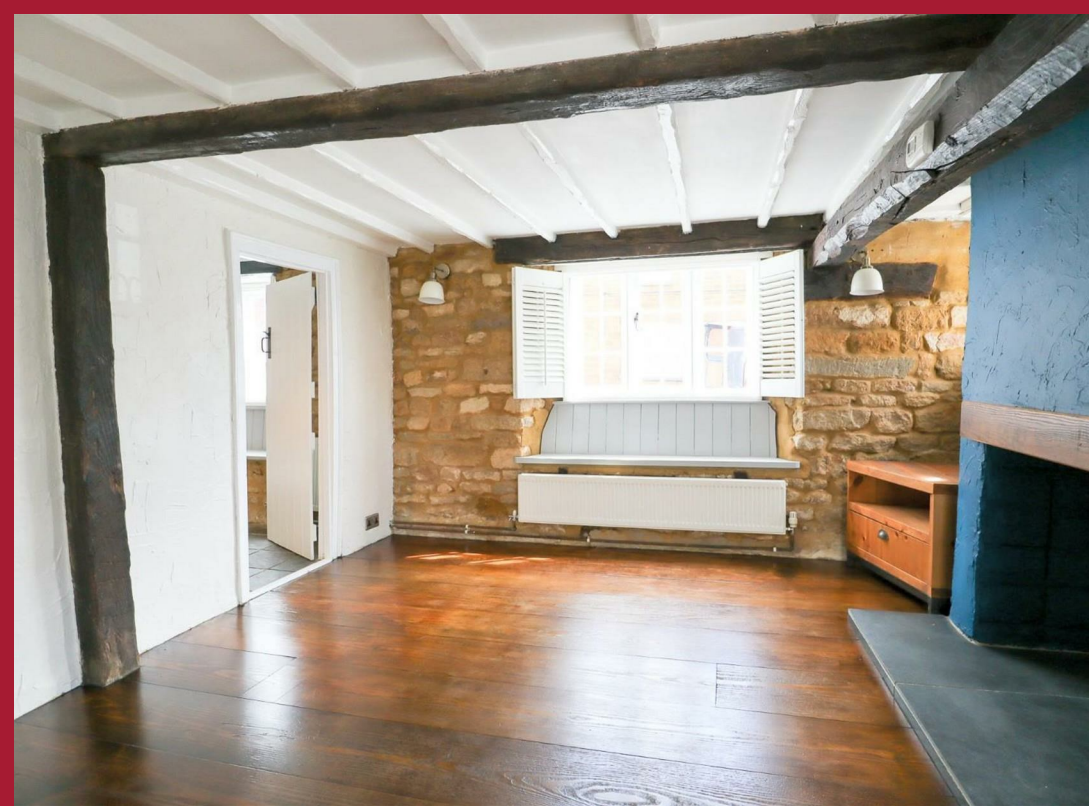
### OFFICE OPENING HOURS

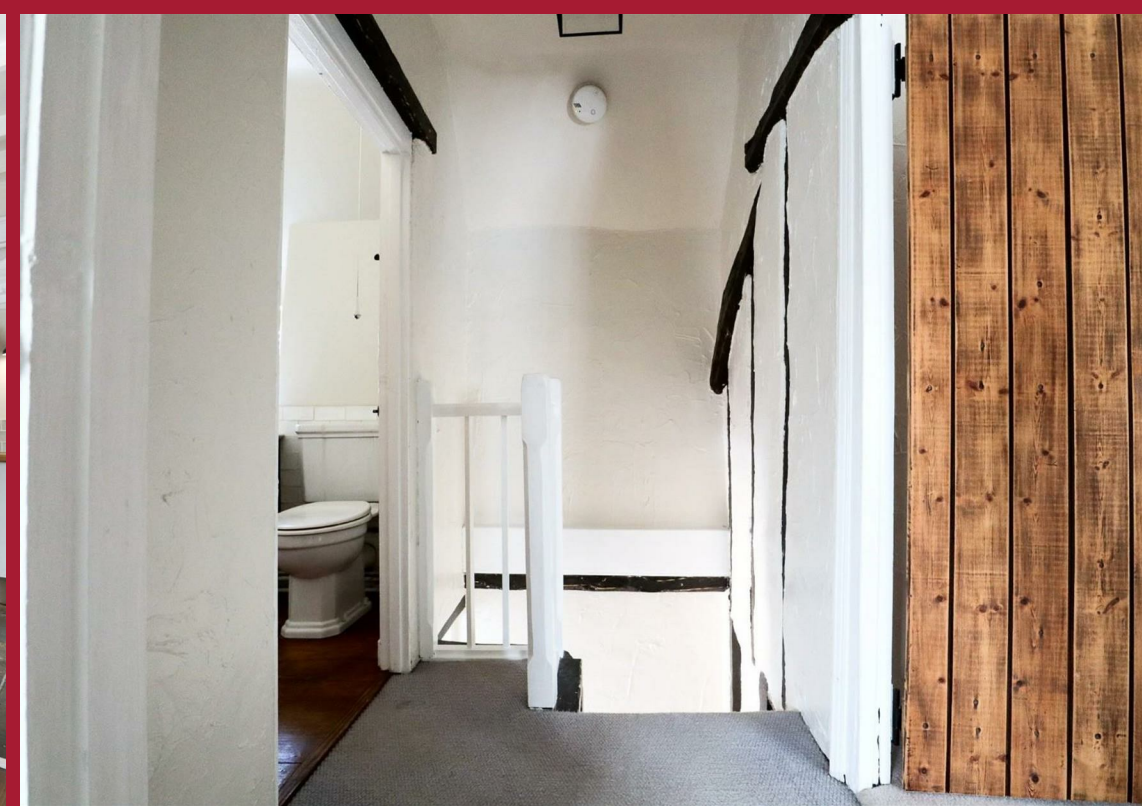
Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 12.00

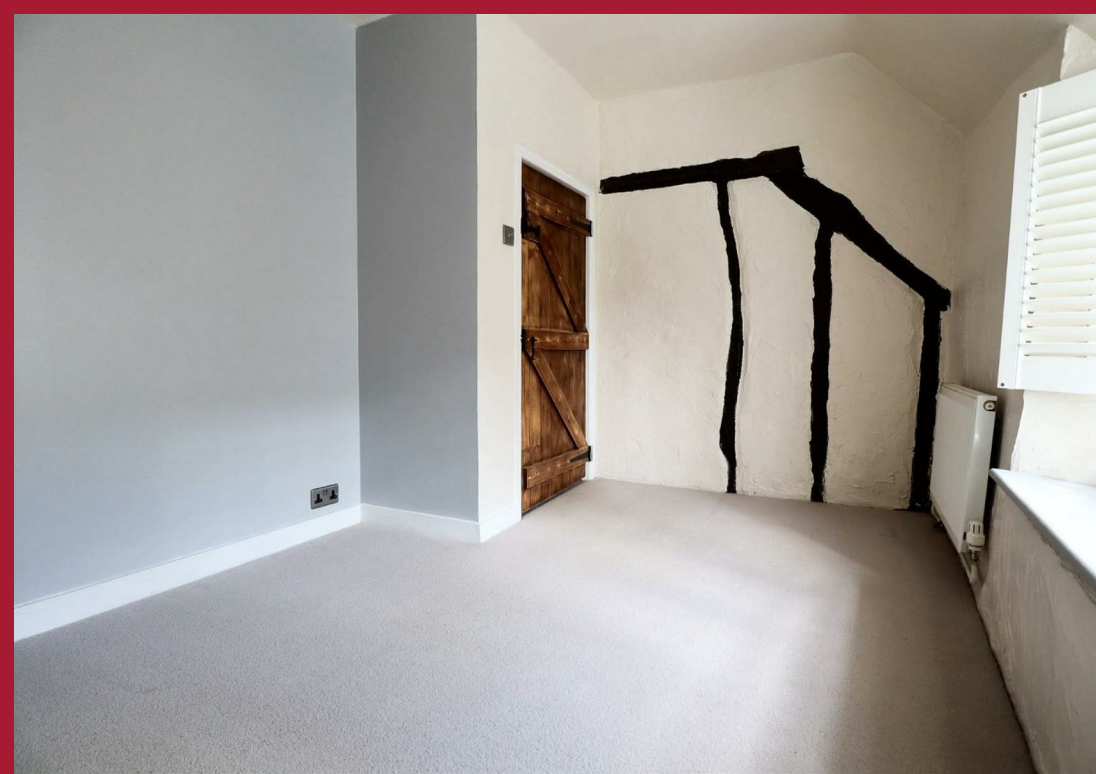
### DISCLAIMER

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.



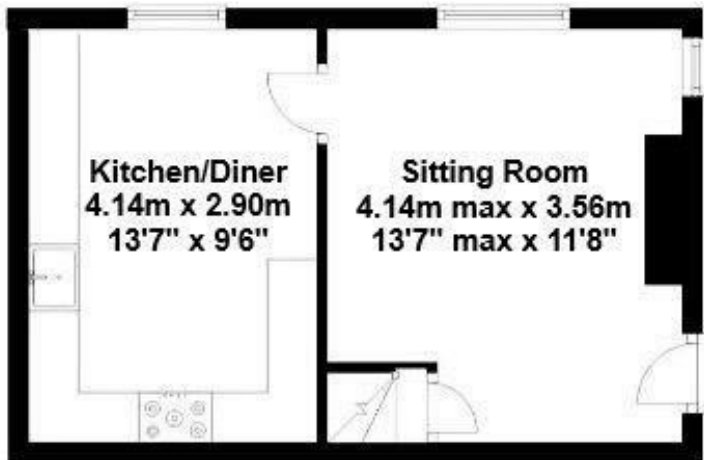




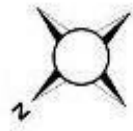


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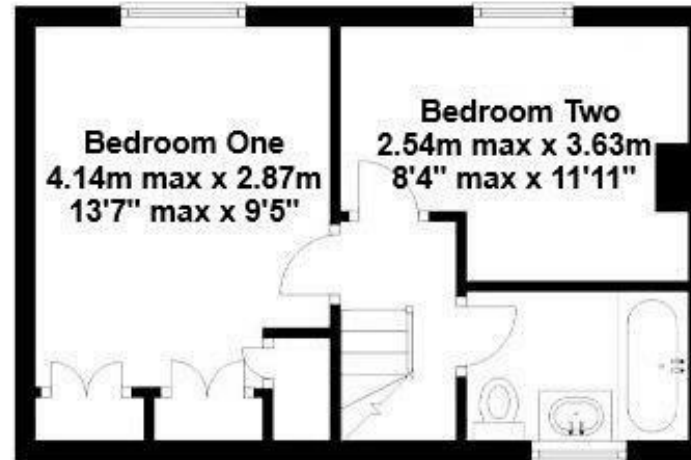
Ground Floor



Not to scale - for identification purposes only



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

England & Wales EU Directive 2002/91/EC