



**FOR SALE**

3 Bed Cottage in Main Road, Glaston, LE15 9BP

**Offers Over £200,000**



## PROPERTY FEATURES

- Characterful stone cottage
- Convenient village location
- No onward chain!
- Blank canvas
- Two reception rooms
- Three bedrooms
- Upstairs bathroom
- Close to Uppingham & Stamford
- Courtyard garden



## FULL DESCRIPTION

### SUMMARY

A charming three-bedroom stone cottage set within the convenient Rutland village of Glaston, offered to the market with no onward chain. Full of character and offering a fantastic opportunity as a blank canvas, the property will appeal to first-time buyers, investors or those seeking a lock-up-and-leave. The well-proportioned accommodation comprises two reception rooms, a kitchen with adjoining boot room, three bedrooms and a family bathroom. Outside, there is a private courtyard garden along with a useful brick-built outbuilding. Glaston is a well regarded village with a welcoming community and local pub, ideally positioned for access to the surrounding Rutland countryside and nearby amenities.

### ENTRANCE

Accessed via timber front door. Door off to: Dining room. Opening through to: Lounge.

### LOUNGE

17' 0" x 12' 9" (5.18m x 3.89m) Timber framed window to front aspect with secondary glazing and wooden shutters. Inglenook fireplace with log burning stove. Radiator. Openings through to: Kitchen and boot room.

### DINING ROOM

10' 7" x 10' 6" (3.23m x 3.2m) Timber framed window to front aspect with secondary glazing and wooden shutters. Log burner. Exposed wooden floorboards. Radiator.

### KITCHEN

10' 9" x 5' 8" (3.28m x 1.73m) Having a selection of fitted base units with a solid wooden worktop and 'Butler' sink. There is a freestanding electric cooker, with extractor over



# Phillips George



and space with plumbing for a freestanding washing machine. Timber framed window to rear aspect. LED spotlights.

## REAR PORCH/BOOT ROOM

Timber framed door out to: Rear garden. Timber framed window to rear aspect. Stairs rising to: First floor. Space for a fridge/freezer. Boiler. Radiator.

## LANDING

Doors off to: Bedrooms and bathroom. Timber framed window to stairwell. Loft hatch access with drop down ladder.

## BEDROOM ONE

14' 6" x 9' 5" (4.42m x 2.87m) Timber framed window to front aspect. Cast iron feature fireplace. Radiator.

## BEDROOM TWO

12' 7" x 9' 5" (3.84m x 2.87m) Timber framed window to front aspect. A selection of built-in wardrobes with internal lighting and clothes rails. Radiator.

## BEDROOM THREE

11' 5" x 7' 4" (3.48m x 2.24m) Timber framed window to rear aspect. Radiator.

## BATHROOM

7' 8" x 6' 8" (2.34m x 2.03m) Comprising: Roll top bath with mixer tap and shower attachment, low level WC and wash hand basin. Timber framed window to rear aspect. Exposed wooden floorboards. Radiator.

## OUTSIDE

The property has a private rear courtyard style garden being extremely low maintenance and with the added benefit of a brick-built store.





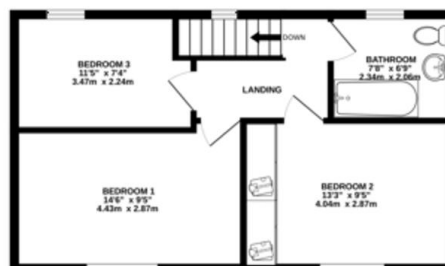
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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, fixtures and appliances shown have not been tested and no guarantee.

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

