



15 Belton Mews, Littleworth Lane, Belton In Rutland,
Uppingham, LE15 9JZ

 **NEWTON FALLOWELL**



Key Features

- Exclusive Over-55's Residence In Desirable Village Setting
- Rare Opportunity Within No Onward Chain
- Two Well-Proportioned Bedrooms Including Dressing Area To Master Bedroom
- Spacious Living Room With Excellent Natural Light & Garden Access
- Garden Room Enjoying Views Across Rutland Countryside
- Flexible Dining Room / Potential Ground Floor Bedroom
- Well-Equipped Kitchen & Ground Floor Shower Room
- Communal Gardens & Shared Parking In Peaceful Residential Setting
- EPC Rating E
- Freehold

£240,000





Set within a peaceful and highly desirable development in the Rutland village of Belton-in-Rutland, this attractive two-bedroom residence offers an exceptional opportunity for buyers seeking a well-designed home specifically suited to over-55s living. The property enjoys a particularly appealing setting with open views across the surrounding Rutland countryside, creating a wonderful sense of space and tranquillity that is rarely found within properties of this type.

The accommodation is thoughtfully arranged to provide both flexibility and ease of use, with a layout that supports comfortable day-to-day living while remaining adaptable to changing requirements. The ground floor centres around a generously proportioned living room that enjoys excellent natural light and direct access to the garden room, creating a welcoming reception space. The garden room provides a bright and versatile additional living area, perfectly positioned to enjoy views of the surrounding greenery and offering direct access to the patio and outdoor space, making it an ideal setting for relaxation throughout the year.

The kitchen is well equipped with a range of fitted cabinetry and ample preparation space, providing a practical and functional environment for everyday use. Adjacent to this, a separate dining room offers further flexibility and could easily serve as a ground floor bedroom if required, allowing the property to accommodate single-level living if desired. A ground floor shower room further enhances the accessibility and practicality of the layout.



To the first floor, two bedrooms are arranged around a central landing. The master bedroom benefits from the addition of a dressing room, creating a well-defined and comfortable private space. The second bedroom provides further flexibility for guests or additional living requirements and is served by a well-appointed bathroom.

Externally, the property enjoys access to communal gardens and shared parking, reinforcing the low-maintenance and community-focused nature of the development. The surrounding environment and open countryside views contribute significantly to the sense of calm and privacy that makes this property particularly appealing.



Room Measurements

Hallway 5.39m x 1.2m (17'8" x 3'11")

Living Room 6.46m x 6.06m (21'2" x 19'11")

Shower Room 2.75m x 2.08m (9'0" x 6'10")

Kitchen 3.89m x 2.1m (12'10" x 6'11")

Dining Room/Ground Floor Bedroom

Garden Room 4.71m x 3.68m (15'6" x 12'1")

First Floor Landing 3.77m x 1.51m (12'5" x 5'0")

Bedroom One 4.14m x 3.47m (13'7" x 11'5")

Bedroom Two 3.47m x 3.13m (11'5" x 10'4")

Bathroom 1.96m x 1.87m (6'5" x 6'1")

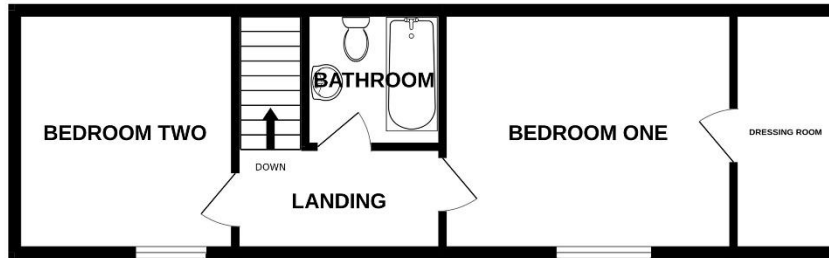
Residents Management Company

The property is liable to pay a quarterly management charge for the maintenance and upkeep of the gardens and common areas. We are advised that the current charge is £165.79 per property, per quarter and is reviewable on an annual basis. Ownership of the common areas/gardens has recently changed ownership, and the new owners are currently working through any proposed changes with Mews residents committee. Contact Newton Fallowell for further information.

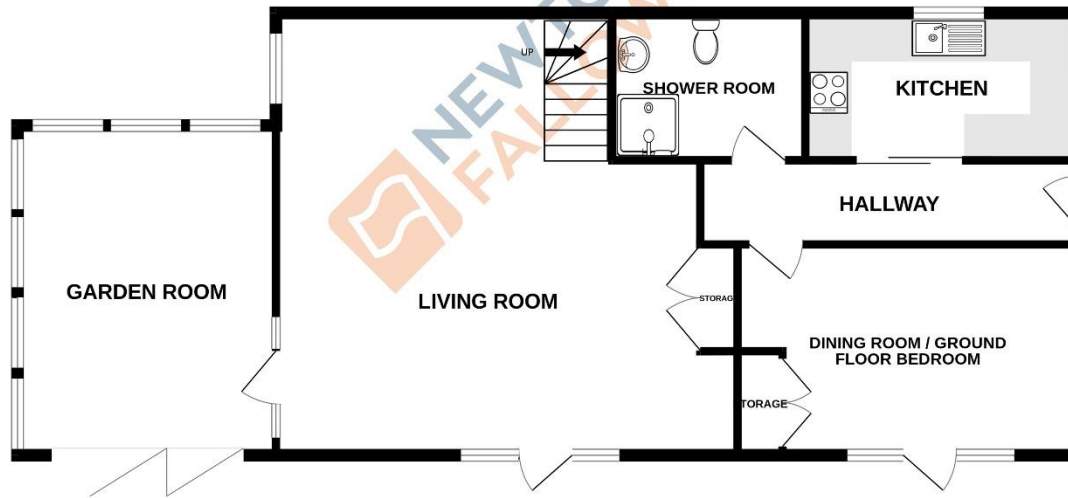




1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



GROUND FLOOR
965 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.2 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		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: D

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.