



Hurfords

April Cottage, Mount Pleasant Road, Morcott, Oakham Freehold Guide Price:475,000

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom cottage
- Beautifully presented

On approach, the property immediately impresses with its attractive exterior, ample driveway and garage, setting the tone for the charm found throughout the home.

You enter into a welcoming entrance hall. To the left is a comfortable reception room, currently used as an office but equally suited as a playroom, snug or home office, offering excellent flexibility for modern family life. Opposite the snug is a practical utility/boot room with cloakroom facilities, perfectly placed for day-to-day living and providing internal access through to the garage.



To the rear of the property lies the true hub of the home: a superbly extended kitchen and dining space. The kitchen is well-appointed and complemented by a useful pantry cupboard, while the dining area provides an ideal setting for entertaining and family meals. Large bi-fold doors open out onto the enclosed walled garden, creating a seamless connection between indoor and outdoor living. The garden is not overlooked, offering excellent privacy, and enjoys uninterrupted views over an open field, giving the space a wonderfully peaceful and rural feel.

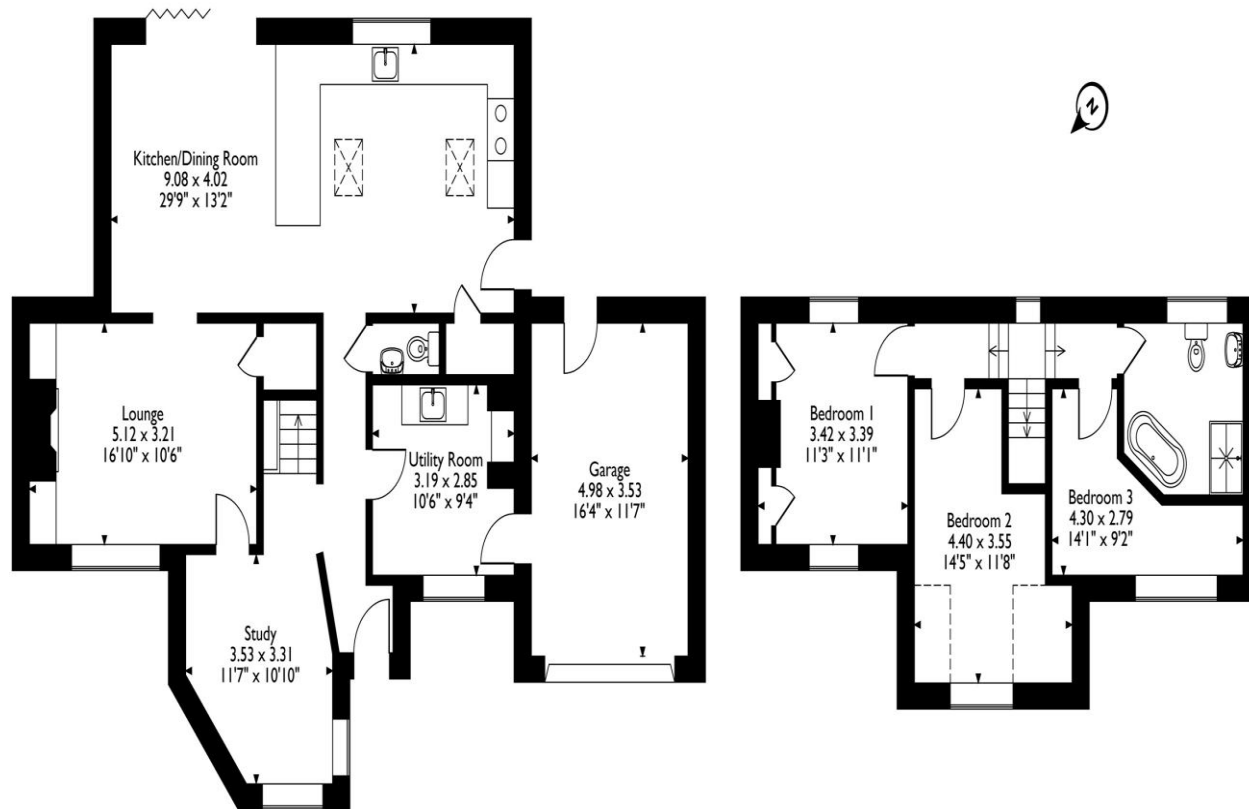
Leading off the dining area is a charming lounge featuring a log burner, making it a warm and inviting space to relax, particularly in the cooler months. The ground floor accommodation is completed by a convenient downstairs WC.

Stairs rise to the first floor where there are three bedrooms, comprising two comfortable double rooms and a well-proportioned single bedroom, ideal for a child's room, guest room or home office. These are served by a stylish family bathroom.

With Rutland Water on the doorstep, residents can enjoy scenic walks, cycling routes, and waterside activities within minutes. The location also offers excellent connectivity, with links to the A1, and direct train services from Peterborough to London in as little as 49 minutes, making it ideal for commuters.



April Cottage, 9, Mount Pleasant Road, Morcott, Oakham
Approximate Gross Internal Area
152 Sq M/1636 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The vibrant market towns of Uppingham and Stamford are close by, both renowned for their independent shops, historic charm, and exceptional schools—including Uppingham School and Stamford Schools—adding to the appeal for families.

This delightful cottage blends classic village charm with thoughtfully designed living space, perfectly positioned for easy access to Uppingham and the beautiful Rutland countryside. It's a must-see home that's ready to move straight into.

Selling your property?

Contact us to arrange a FREE home valuation.

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