

5 Goughs Lane, Belton In Rutland, Rutland, LE15 9JX

Offers Over £425,000

MURRAY

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5 Goughs Lane, Belton In Rutland, Rutland, LE15 9JX
Tenure: Freehold
Council Tax Band: E (Rutland County Council)

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Stylishly presented detached house with off-road parking and landscaped tiered garden offering well-proportioned accommodation in a desirable Rutland village.

Tastefully refurbished throughout, the property offers versatile, contemporary accommodation with good quality fixtures and fittings.







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The interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, open-plan Kitchen with Stoves AGA, Dining/Living Area and Snug with log-burner, two Double Bedrooms, Wet Room;

FIRST FLOOR: spacious Master Bedroom, further Double Bedroom, Bathroom with feature claw-foot bath.

The property is offered for sale with NO CHAIN.

Early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

Entrance Hall
Double-glazed front entrance door with matching side panel, radiator, LVT flooring, recessed ceiling spotlights, stairs leading to first floor, understairs storage cupboard, window to front.

Open-plan Reception Space & Kitchen 8.00m x 4.62m overall (26'3" x 15'2" overall)
This superb contemporary space flooded with light is a true hub of this home featuring:

Kitchen Area
Stylishly appointed with excellent range of contemporary units incorporating slimline work surfaces with upstand, soft-close base cupboards and drawers, matching eye-level wall cupboards and high cabinet with pull-out larder.

Integrated appliances comprise fridge, freezer and washing machine. There is space for integrated dishwasher. Included in the sale is Stoves AGA with induction hob and CDA extractor hood above.

LVT flooring, recessed ceiling spotlights, window overlooking rear garden, external double-glazed door to side.

Dining & Living Area
Radiator, LVT flooring, recessed ceiling spotlights, window and French doors to rear garden.

Snug Area
Stylish freestanding Parkray log-burning stove, radiator, LVT flooring, recessed ceiling spotlights, window overlooking rear garden.

Off Hallway:

Bedroom Three 3.15m max x 2.95m max (10'4" max x 9'8" max)
Radiator, window to front.

Bedroom Four 4.93m x 2.49m (16'2" x 8'2")
Built-in cupboard housing oil-fired boiler, radiator, window to front.

Wet Room 2.26m x 2.13m (7'5" x 7'0")
Fully tiled wet room equipped with contemporary white suite comprising low-level WC and rectangular hand basin with mixer tap set in vanity unit with storage beneath, shower area with floor drain, deluge shower above and further round slim shower handset.

Chrome heated towel rail, recessed ceiling spotlights, extractor fan.

FIRST FLOOR

Bedroom One 5.56m x 3.38m (18'3" x 11'1")
Full-width range of built-in wardrobes, radiator, window to front, Velux window.

Bedroom Two 3.94m x 2.87m (12'11" x 9'5")
Radiator, two Velux windows.

Bathroom 2.62m x 2.34m (8'7" x 7'8")
Spacious bathroom equipped with freestanding, roll-top, claw-foot bath with gloss ceramic metro tiles to splashback, central tap and round slim shower handset, low-level WC and circular hand basin with mixer tap set on a rustic-style vanity unit with electric mirror above.

Wall-mounted towel radiator, tiled floor, recessed ceiling spotlights, extractor fan.

OUTSIDE

Front Garden
The open-plan front garden is arranged to include a brick-paved driveway providing off-road parking for

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two vehicles and adjoining lawn with well-stocked border.

Rear Garden

The tiered rear garden is fully enclosed and has been attractively landscaped to feature sunken paved patio with raised beds immediately to the side and rear of the house, steps leading to a gravelled terrace providing a pleasant seating area and further steps leading to the top tier of the garden with lawn, established plants and timber shed.

EV charger, oil tank, cold water tap.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Oil central heating

According to https://checker.ofcom.org.uk/
Broadband availability: Standard, Superfast
Mobile signal availability:
EE - good outdoor, variable in-home
O2 - good outdoor
Three - variable outdoor
Vodafone - good outdoor
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

BELTON-IN-RUTLAND

The charming village of Belton in Rutland lies about 4 miles to the west of Uppingham and is set in an area of delightful open farmland with rolling hills.

It is a popular commuter centre close to the A47 trunk road and is within a 30 min drive of Oakham, Stamford and Market Harborough.

In the village there is a public house and church which both act as a hub for the many social, sporting and leisure activities organised in this welcoming village. All main shopping facilities are available in the nearby towns of Oakham and Uppingham.

The village also has an excellent bus service which runs a two hourly service between Leicester and Uppingham with services connecting to Peterborough, Oakham, Stamford and surrounding district.

There is a pre-school in the village and also a bus service which collects children for the local authority schools and returns them in the evening. In addition there are public schools in Oakham , Uppingham and Stamford.

Leisure facilities in the area are good with many beautiful cycling, horse riding and walking routes directly from the village.

Rutland Water is only a few miles away and one can enjoy birdwatching, fishing, sailing, windsurfing or just a stroll or cycle ride around the shores of the lake, and there are golf courses at Rutland Water, Luffenham Heath and Burghley Park.

COUNCIL TAX

Band E
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.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

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.

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OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

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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.

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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.



































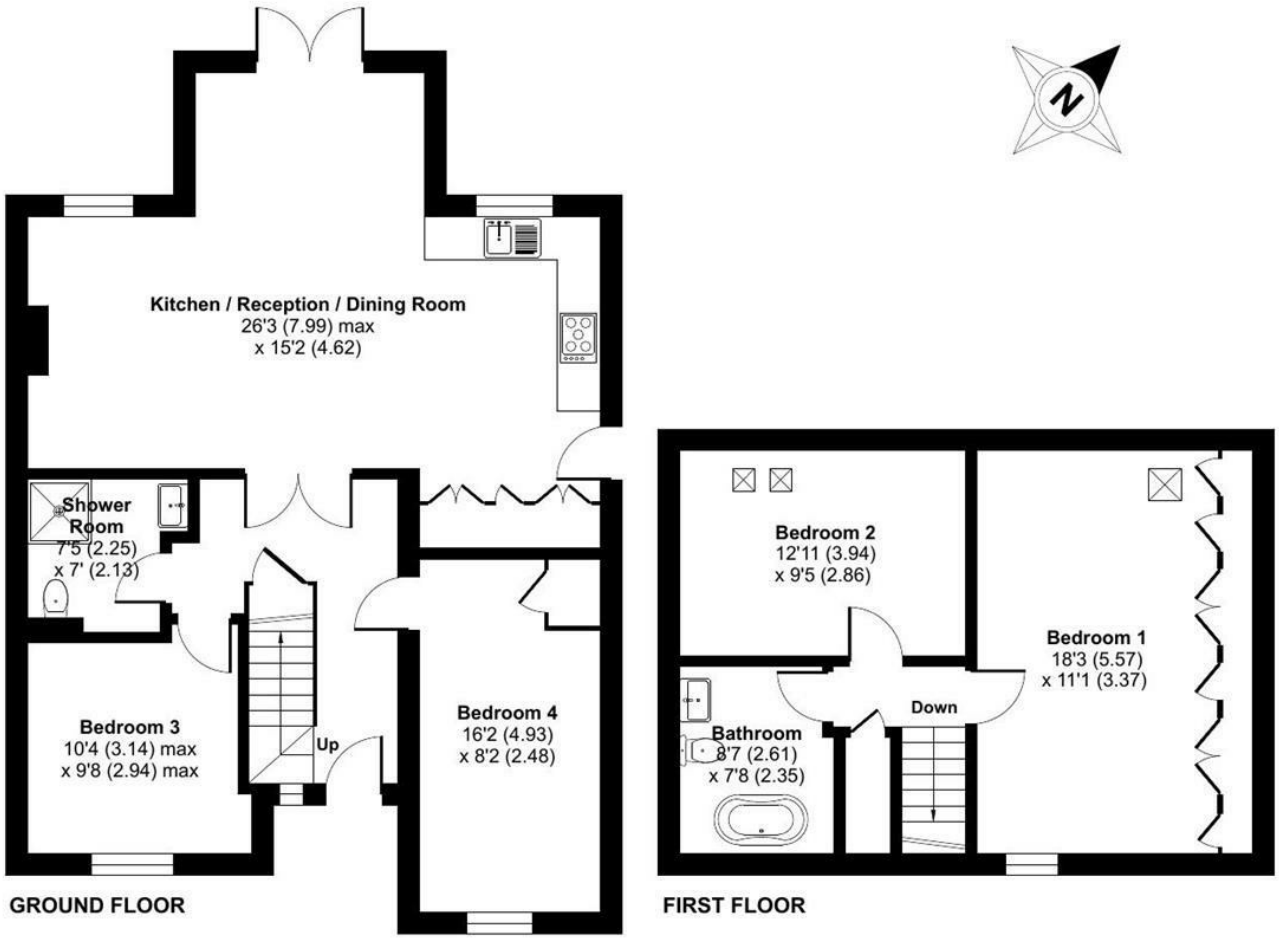


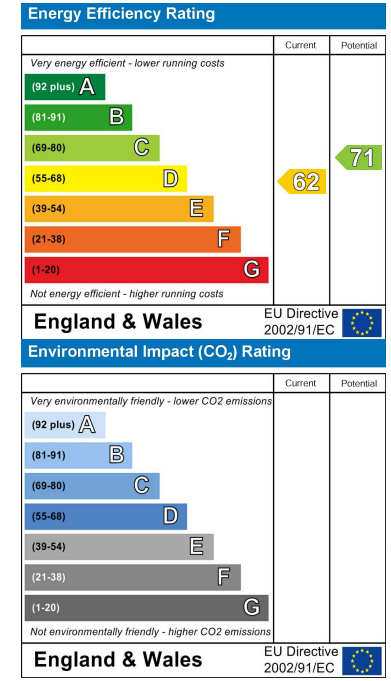




Approximate Area = 1313 sq ft / 121.9 sq m

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Murray Chartered Surveyors and Estate Agents. REF: 1534573

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