



Hurford

Goughs Lane, Belton In Rutland, Oakham Freehold £295,000

# Key Features



- 3 Bedroom Semi-Detached Home
- Generous Living Accommodation
- South Facing Large Garden
- Quiet Village Location
- Ample Off-Road Parking

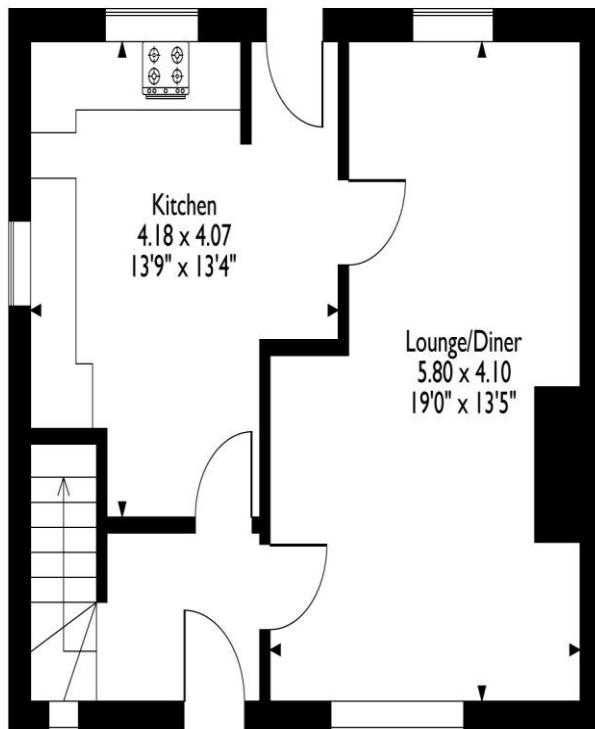
This three-bedroom semi-detached home is situated in a quiet location in the picturesque village of Belton in Rutland. The village benefits from an excellent preschool and a friendly free house pub with real ales and open fire.

The property is in the catchment area for the top rated primary and secondary schools in both Uppingham and Oakham with school transport provided.

Stepping through the front door, you are welcomed into a generous lobby with stairs leading to the first floor. To the right, the spacious lounge-diner extends the full depth of the property, featuring windows at both the front and rear, allowing plenty of natural light to fill the room. An open fireplace adds a cosy touch, perfect for those cooler evenings.

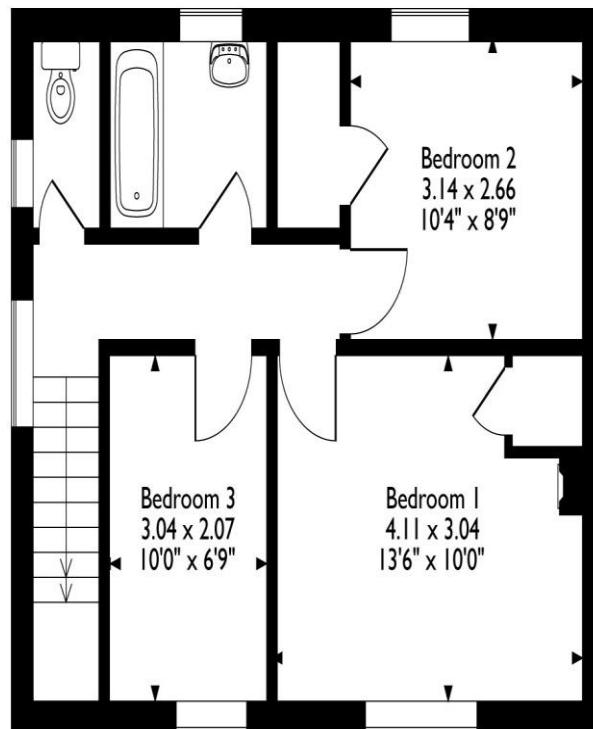


16, Goughs Lane, Belton in Rutland, Oakham  
Approximate Gross Internal Area  
84 Sq M/904 Sq Ft



**Ground 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.



**First Floor**

At the heart of the home is a well-proportioned kitchen, offering a range of base and wall units, ample space for an electric double oven, a dishwasher, and a washing machine. A rear door provides easy access to the garden.

Upstairs, you'll find three well-sized bedrooms. The master bedroom, located at the front, benefits from built-in storage. The second bedroom, another double, enjoys views of the rear garden and features fitted storage. The third bedroom, a spacious single at the front, is ideal for a young family or as a home office. This floor also includes a family bathroom with a bath and shower attachment, a pedestal basin, and a separate WC—an ideal setup for busy households.

Externally, the property boasts a large driveway at the front, offering ample off-road parking for multiple vehicles. To the rear, the south-facing garden enjoys plenty of sunlight throughout the day. This fully enclosed outdoor space features a generous lawn, mature flower beds, and a hard-paved patio—perfect for alfresco dining and entertaining.

With its fantastic layout, spacious rooms, and desirable village location, viewing this property is essential!

# Selling your property?

Contact us to arrange a FREE home valuation.

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