

6 The Coach Houses, Littleworth Lane, Belton In Rutland, Rutland, LE15 9JZ

MURRAY
Chartered Surveyors & Estate Agents

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Tenure: Leasehold
Council Tax Band: C (Council Tax Band)

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DESCRIPTION
Purpose-built modern, two-bedroom terraced stone cottage with off-road parking and courtyard garden providing easy-access, single-level accommodation within a sought-after rural complex designed specifically for over 55s.

Benefiting from electric heating and UPVC double glazing, this well-proportioned property has been recently decorated and features new carpets throughout, as well as modern kitchen and shower room.

The well-presented accommodation can be summarised as follows: Entrance Hall, Lounge/Dining Room, Kitchen, two Bedrooms and Shower Room.

Outside, there are attractively landscaped communal gardens to front, private courtyard to rear and allocated parking.

The property is offered for sale with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall
Double-glazed entrance door, recessed ceiling spotlights, loft access hatch.

Lounge/Dining Room 3.35m x 5.51m (11'0" x 18'1")
Two radiators, French doors to communal gardens, archway to Kitchen.

Kitchen 1.78m x 3.18m (5'10" x 10'5")
Range of attractive shaker-style units incorporating wood-effect work surfaces, inset single drainer stainless steel sink with mixer tap, base cupboards and drawers and matching eye-level wall cupboards.

Integrated appliances comprise Neff electric oven, Hotpoint induction hob with extractor fan above, fridge and freezer. Included in the sale are freestanding Bosch dishwasher and Bosch washing machine.

Tiled splashbacks, laminate flooring, recessed ceiling spotlights.

Bedroom One 3.66m x 3.48m incl wardrobes (12''' x 11'5" incl wardrobes)
Range of built-in wardrobes with drawers beneath, radiator, window to rear courtyard.

Bedroom Two 2.67m x 3.30m (8'9" x 10'10")
Radiator, French doors to rear courtyard.

Shower Room 1.75m x 2.18m (5'9" x 7'2")
Modern white suite comprising low-level WC and vanity hand basin with mixer tap and cupboards beneath, walk-in corner shower enclosure, tiled walls, radiator, further Dimplex wall-mounted chrome towel radiator, recessed ceiling spotlights, extractor fan.

OUTSIDE

Parking
There is allocated parking for The Coach Houses with provision for visitors as well.

Courtyard
The property has the advantage of fully enclosed courtyard to rear.

SERVICES
Mains electricity
Mains water supply
Mains sewerage
Electric heating

According to https://checker.ofcom.org.uk/
Broadband availability: Standard, Superfast
Mobile signal availability:
EE - good outdoor and in-home
O2 - good outdoor, variable in-home
Three - good 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

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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 C
Rutland County Council, Oakham 01572-722577

LEASEHOLD INFORMATION
Term of lease: 999 years from 01/01/2004
Years remaining: 977
Service charge: £1,675.48 per annum (from 01/04/2025 to 31/03/2026) payable in quarterly instalments in advance.
Ground rent: £50.00 per annum

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.

OFFICE OPENING HOURS
Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

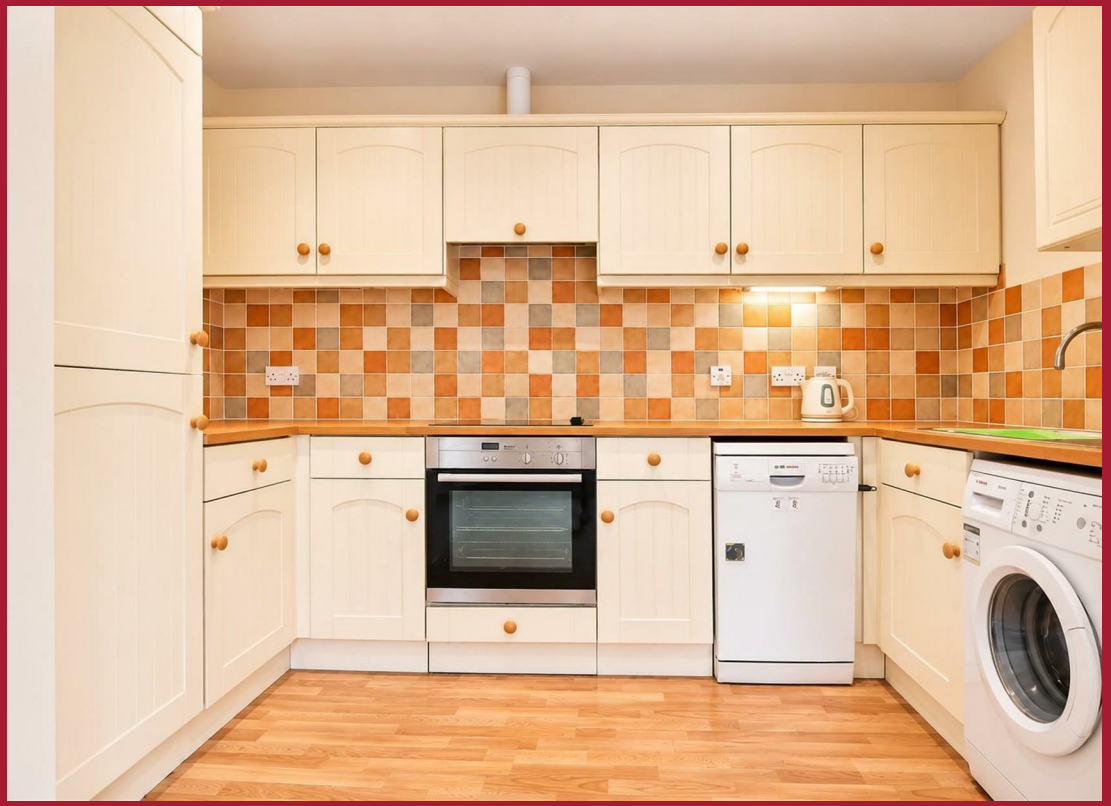
DISCLAIMER
1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers 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. 3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith. 6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.
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.



























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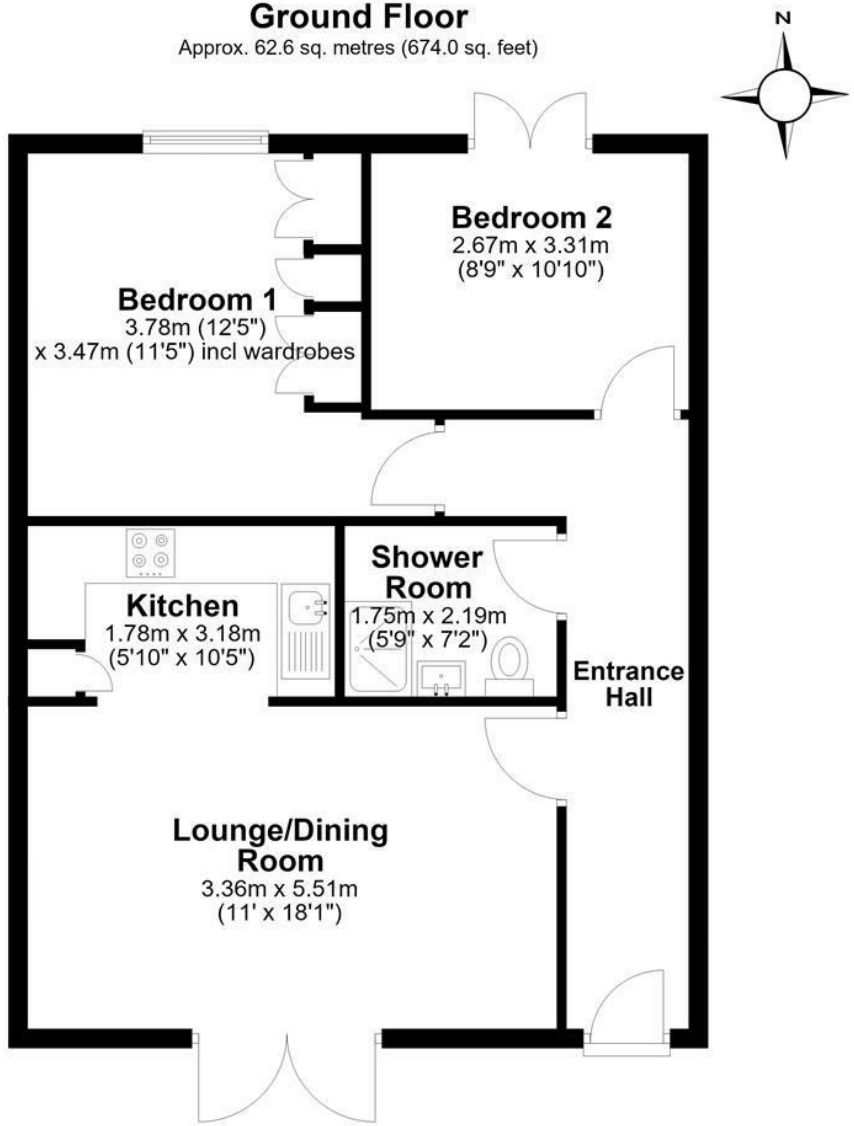
Ground Floor

Approx. 62.6 sq. metres (674.0 sq. feet)



Total area: approx. 62.6 sq. metres (674.0 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

