



 SPREY  
PROPERTY

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Main Street, Belton in Rutland  
Offers Over £320,000





Ideally located within the heart of Belton in Rutland and dating back to 1860's. This sought after village is nestled between the market towns of Oakham and Uppingham.

This cottage has been greatly improved and makes a stunning bright and cosy characterful home with a southerly facing garden.

On entering the cottage, you are greeted with a shaker style kitchen with plenty of storage, space for a washing machine, Range style cooker and Butler sink. You then have access to the dining room, which leads on to the living room which is a spacious bright room with a cosy wood burner. From the living room you climb the stairs and gain access to double two bedrooms and the large family bathroom with free standing shower and roll top bath.

Outside there is a lovely cottage garden, with lawn, borders stocked with shrubs, trees and perennials. A raised seating area close to the house makes an ideal alfresco seating area, and there is a brick-built store, which in the 1920s was the village greengrocers. Available with no forward chain.

FREEHOLD

EPC: D

COUNCIL TAX: D

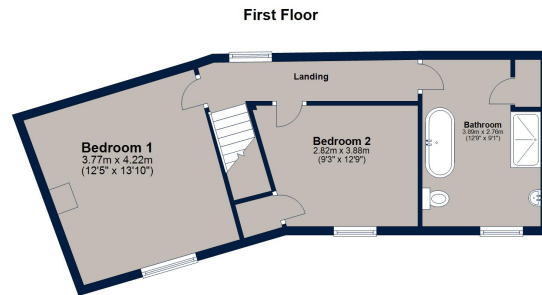
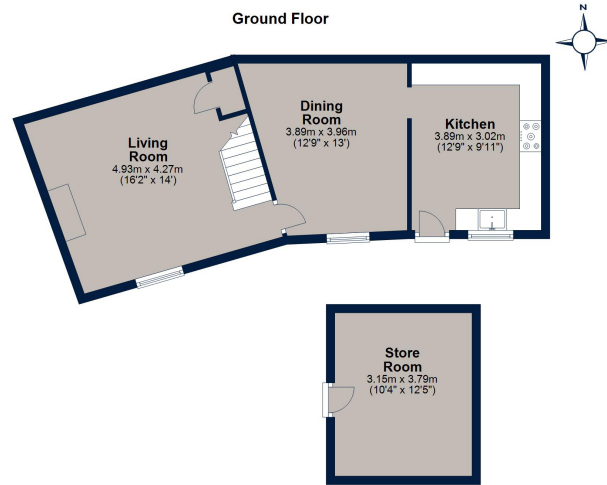
MAIN: Water and Electric. Oil Fired Heating.







# Main Street, Belton in Rutland



Total area: approx. 104.6 sq. metres (1126.3 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
Plan produced using PlanUp.

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Maintained by a small committee of volunteers, The Secret Garden at Belton in Rutland is a children's playground with attractive gardens. Numerous walks can be enjoyed taking in the many sights and features of this historic village. For a wide choice of shops, restaurants, leisure facilities, rail links and schools, the market towns of Uppingham, Oakham and Stamford are only a short drive away. Transport links include the nearby A47 for connections into Leicester, Peterborough and Corby with speedy rail links to London.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements