

# 15 Belton Mews Littleworth Lane, Belton In Rutland

In Excess of £200,000

NEWTON FALLOWELL

# 15 Belton Mews Littleworth Lane

## Belton In Rutland, Oakham

Set within a peaceful and highly desirable development in the Rutland village of Belton-in-Rutland, this attractive two-bedroom residence offers an exceptional opportunity for buyers seeking a well-designed home specifically suited to over-55s living. The property enjoys a particularly appealing setting with open views across the surrounding Rutland countryside, creating a wonderful sense of space and tranquillity that is rarely found within properties of this type.

The accommodation is thoughtfully arranged to provide both flexibility and ease of use, with a layout that supports comfortable day-to-day living while remaining adaptable to changing requirements. The ground floor centres around a generously proportioned living room that enjoys excellent natural light and direct access to the garden room, creating a welcoming reception space. The garden room provides a bright and versatile additional living area, perfectly positioned to enjoy views of the surrounding greenery and offering direct access to the patio and outdoor space, making it an ideal setting for relaxation throughout the year. The kitchen is well equipped with a range of fitted cabinetry and ample preparation space, providing a practical and functional environment for everyday use. Adjacent to this, a separate dining room offers further flexibility and could easily serve as a ground floor bedroom if required, allowing the property to accommodate single-level living if desired. A ground floor shower room further enhances the accessibility and practicality of the layout.

To the first floor, two bedrooms are arranged around a central landing. The master bedroom benefits from the addition of a dressing room, creating a well-defined and comfortable private space. The second bedroom provides further flexibility for guests or additional living requirements and is served by a well-appointed bathroom. Externally, the property enjoys access to communal gardens and shared parking.















**Hallway**
17' 8" x 3' 11" (5.39m x 1.20m)

**Living Room**
21' 2" x 19' 11" (6.46m x 6.06m)

**Shower Room**
9' 0" x 6' 10" (2.75m x 2.08m)

**Kitchen**
12' 9" x 6' 11" (3.89m x 2.10m)

**Dining Room/Ground Floor Bedroom**

**Garden Room**
15' 5" x 12' 1" (4.71m x 3.68m)

**First Floor Landing**
12' 4" x 4' 11" (3.77m x 1.51m)

**Bedroom One**
13' 7" x 11' 5" (4.14m x 3.47m)

**Bedroom Two**
11' 5" x 10' 3" (3.47m x 3.13m)

**Bathroom**
6' 5" x 6' 2" (1.96m x 1.87m)

Council Tax band: D

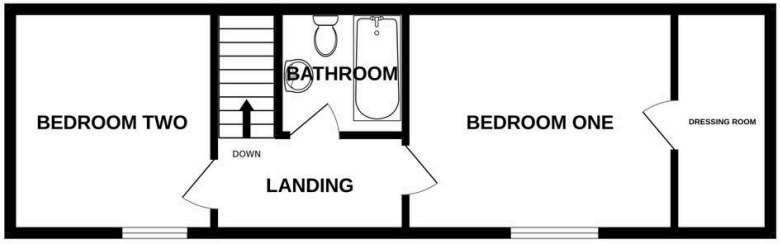
Tenure: Freehold

EPC Energy Efficiency Rating: E

Residents Management Company

The property is liable to pay a quarterly management charge for the maintenance and upkeep of the gardens and common areas. We are advised that the current charge is £551 per property, per quarter and is reviewable on an annual basis. Ownership of the common areas/gardens has recently changed ownership, and the new owners are currently working through any proposed changes with Mews residents committee.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.




GROUND FLOOR
965 sq.ft. (89.6 sq.m.) approx.




TOTAL FLOOR AREA : 1402 sq.ft. (130.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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# Newton Fallowell - Oakham

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