



**Morcott, 9 Belton Mews Littleworth Lane, Belton In Rutland, Rutland, LE15
9JZ**

£145,000



Chartered Surveyors & Estate Agents

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Tenure: Freehold

Council Tax Band: C (Rutland County Council)



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DESCRIPTION

Well-presented end-terrace bungalow for over 55s situated in the grounds of Belton House forming part of a desirable, small retirement complex and enjoying delightful views over communal grounds and countryside beyond.

Benefiting from efficient, modern electric heating system, the property offers tastefully appointed accommodation which briefly comprises Entrance Hall, open-plan Lounge and Dining Area, recently refitted shaker-style Kitchen, two Bedrooms and contemporary Bathroom.

Outside, there is a south-facing rear patio area that gets the sun all day, beautifully maintained communal gardens and allocated parking space.

ACCOMMODATION

GROUND FLOOR

Recessed Porch

Tiled floor, outside light, part-glazed front entrance door leading to:

Entrance Hall 1.24m x 3.66m (4'1" x 12'0")

Modern Fischer electric radiator, ceiling cornice, loft access hatch.

Open-plan Lounge & Dining Area

comprising:

Lounge Area 3.61m x 3.00m (11'10" x 9'10")

New elegant feature fireplace surround, modern Fischer electric radiator, external UPVC double-glazed door with matching glazed panels to either side giving access to the south-facing communal gardens enjoying countryside views, archway leading to Dining Area.

Dining Area 2.34m x 2.69m (7'8" x 8'10")

Modern Fischer electric radiator, ceiling cornice.

Kitchen 2.39m x 2.69m (7'10" x 8'10")

Recently refitted in modern shaker style and featuring composite work surfaces with marble-effect splashbacks, inset single drainer sink with mixer tap, base cupboard and drawer units, eye-level wall cupboard and glass-fronted display cabinet. Integrated appliances comprise eye-level Neff electric oven, Neff induction hob with digital extractor fan above, fridge-freezer and washing machine.

Modern Fischer electric radiator, laminate floor, window to front.

Off Hallway:

Bedroom One 3.61m x 3.00m (11'10" x 9'10")

Fitted double wardrobe, modern Fischer electric radiator, new window to rear providing countryside views.

Bedroom Two 2.44m x 1.88m (8'0" x 6'2")

Modern Fischer electric radiator, window to front.

Bathroom 1.68m x 1.88m (5'6" x 6'2")

Equipped with contemporary white suite comprising 'P'-shaped shower bath with mixer tap, shower above and curved shower screen, low-level WC and vanity hand basin with mixer tap and cupboard beneath.

Fully tiled walls, laminate floor, electric heated towel rail, window to side.

OUTSIDE

Parking

Within the grounds of the complex there is an allocated parking area for the residents, together with additional car parking for guests.

Gardens

A particular feature of the property is a south-facing rear paved patio area which enjoys sunshine all day and takes in countryside views.

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

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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.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Electric room heaters

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast

Mobile signal availability:

Indoor: EE - voice and data likely; O2 - voice likely, data limited; Three, Vodafone - voice and data limited;
Outdoor: EE, O2, Three, Vodafone - voice and data likely.

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.

SERVICE CHARGE

The amount of service charge is currently £2,200 per annum and covers grounds maintenance, external rendering and painting, roof repairs, external lighting and maintenance of the entry gates and parking area. Ground rent is £5 annually.

TENURE

This is a FREEHOLD property for over 55s. The property is covered by a section 106 planning agreement. Only one person of a couple or a freeholder need to be 55 years of age.

COUNCIL TAX

Band C
Rutland County Council, Oakham 01572-722577

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.

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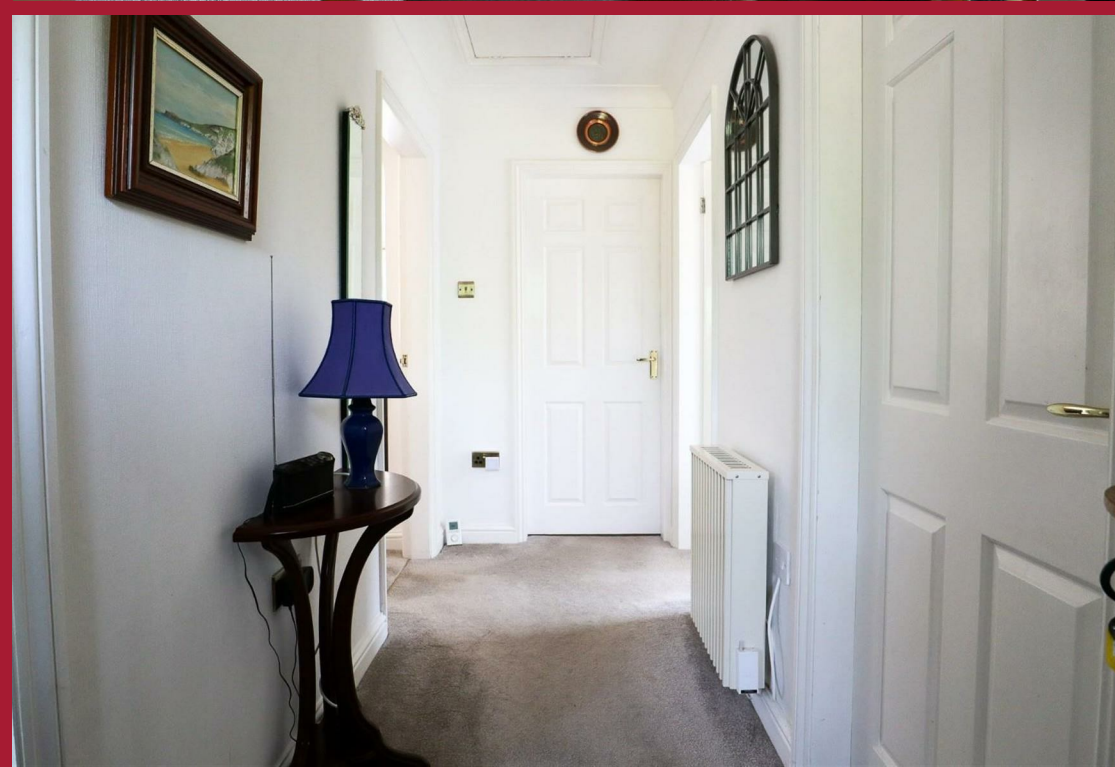
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

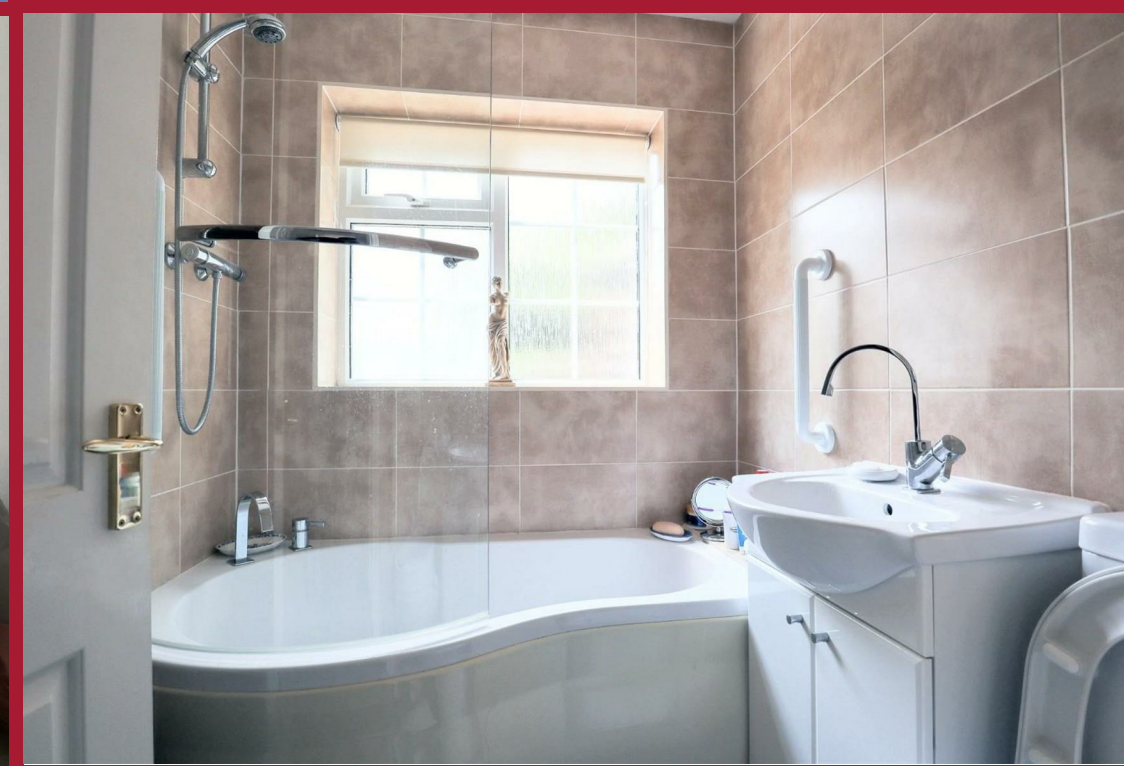
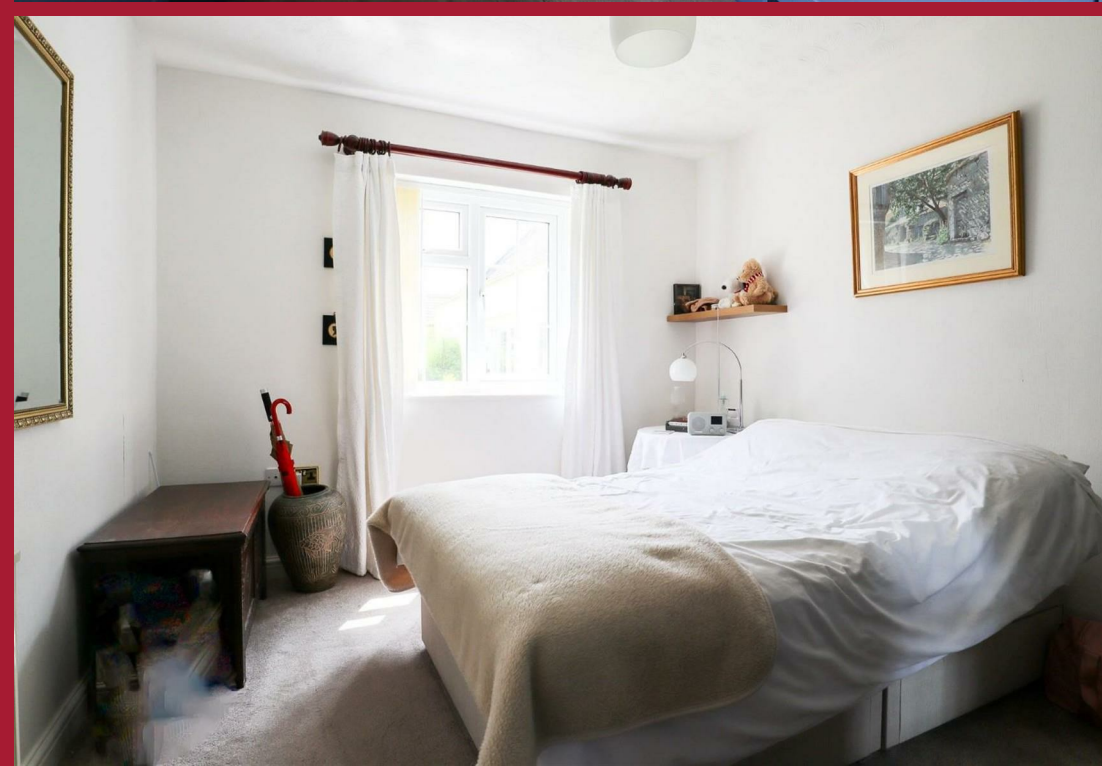
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.





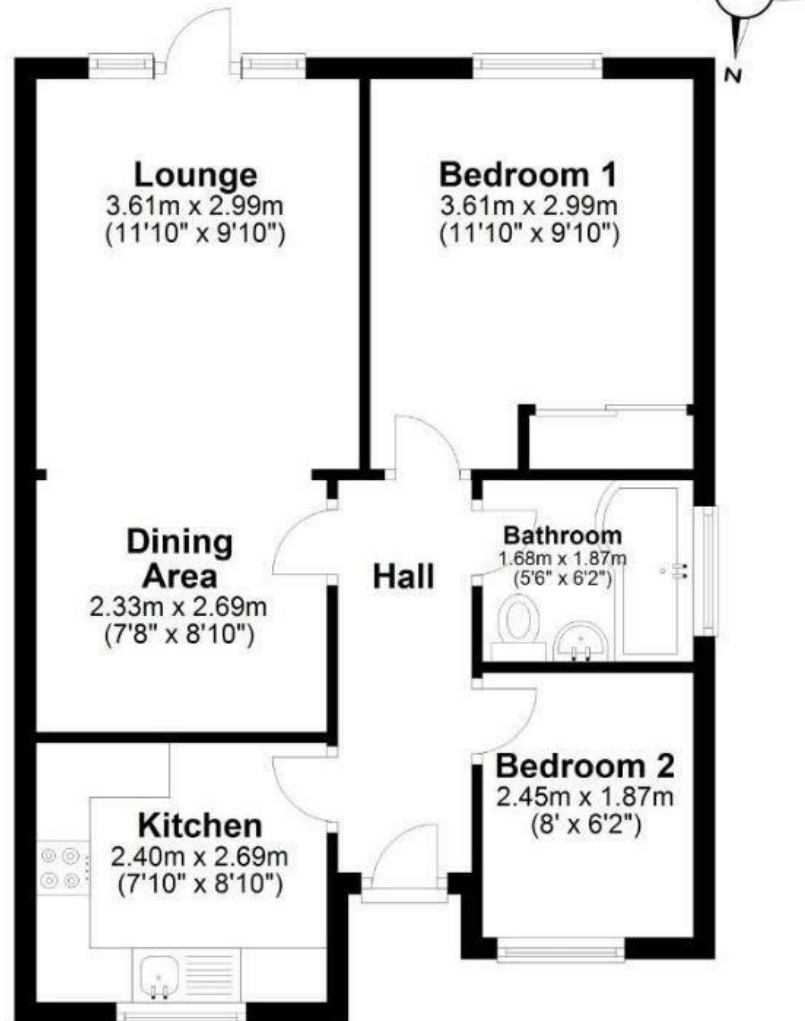






Ground Floor

Approx. 48.7 sq. metres (524.1 sq. feet)



Total area: approx. 48.7 sq. metres (524.1 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		48	88
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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