



WANSFORD

**Wansford, 7 Belton Mews Littleworth Lane, Belton In Rutland, Rutland, LE15 9JZ**  
**Guide Price £260,000**

**MURRAY**

Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

**Wansford, 7 Belton Mews Littleworth Lane, Belton In Rutland, Rutland, LE15 9JZ**

**Tenure: Freehold**

**Council Tax Band: D (Rutland County Council)**



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A luxury terraced retirement bungalow enjoying fabulous views over landscaped communal gardens and rolling countryside.

**\*\* Open-plan Lounge & Dining Area \* Kitchen \* 2 Spacious Double Bedrooms \* Master En-suite Shower Room \* Contemporary Bathroom with underfloor heating \* Off-road Parking \*\***



Wansford occupies what must be one of the best positions within this prestigious retirement development and affords spectacular views not only over the beautifully landscaped communal gardens and grounds but the lightly wooded valley beyond and rolling countryside in the far distance.

The property has electric storage heating and sealed-unit double glazing and offers spacious, well-maintained accommodation which briefly comprises Reception Hall, open-plan Lounge and Dining Area, Kitchen, Master Bedroom with en-suite Shower Room, further good-size Double Bedroom and refitted Bathroom.

## ACCOMMODATION

### GROUND FLOOR

#### Reception Hall

Double-glazed front entrance door, two slimline electric storage heaters, built-in deep cloaks cupboard, further built-in double wardrobe/cloaks cupboard, loft access hatch with retractable ladder.

#### Open-plan Lounge & Dining Area

Elegant reception space of generous proportions flooded with light and featuring two slimline electric storage heaters, wall-light point, French doors and two sets of full-height, multi-pane windows providing views over communal gardens and grounds and countryside beyond.

#### Lounge Area 6.15m x 4.06m max (20'2" x 13'4" max)

Adam-style fireplace with marble inset and hearth housing electric fire.

#### Dining Area 3.56m x 3.51m (11'8" x 11'6")

Internal double doors lead to Kitchen.

#### Kitchen 2.41m x 2.59m (7'11" x 8'6")

Range of attractive fitted units incorporating wood-effect worktops, inset single drainer stainless steel sink with mixer tap, cream-fronted base cupboard and drawer units and matching eye-level wall cupboards.

Integrated appliances (all by Neff) comprise under-counter fridge and separate freezer, eye-level electric double oven and electric hob with extractor above. There is under-counter space and plumbing for washing machine.

Tiled splashbacks, dual-aspect windows to side and rear.

#### Off Hall:

#### Bedroom One 3.66m x 3.73m (12'0" x 12'3")

A well-proportioned double Master Bedroom with built-in triple wardrobe, slimline electric storage heater, window to side and external door giving access to the communal courtyard garden.

#### En-suite Shower Room 2.16m x 2.39m (7'1" x 7'10")

White suite of low-level WC and pedestal hand basin, corner shower cubicle with mixer shower, electric heated towel rail, fully tiled walls, shaver point, extractor fan, obscure window to side.

#### Bedroom Two 3.66m x 3.73m (12'0" x 12'3")

Another good-size double bedroom with slimline electric storage heater and window to front.

#### Bathroom 2.13m x 2.36m (7'0" x 7'9")

Refitted with contemporary white suite comprising low-level WC, rectangular hand basin with mixer tap set within vanity unit with cupboards beneath and bath with mixer shower attachment.

Chrome heated towel rail, shaver point, fully tiled walls, tiled floor with underfloor heating, extractor fan, obscure window to side.

### OUTSIDE

#### Parking

Within the complex's grounds, there are parking spaces for both residents and visitors.

#### Gardens

To the front of the bungalow there is a small and fully enclosed garden which is privately owned and maintained by the owner of No 7 Belton Mews.

The established, beautifully landscaped communal gardens to the rear and rear enjoy a southerly aspect and provide a lovely retreat for the residents.

## **SERVICES**

Mains electricity  
Mains water supply  
Mains sewerage  
Heating - Night electric storage heaters

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard and Superfast, no Ultrafast  
Mobile signal availability:  
Indoor: EE - voice and data likely; O2 - voice likely, data limited; Three and Vodafone - voice and data limited  
Outdoor: EE, Three, O2 and Vodafone - vice 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 covering ground maintenance, external lighting, public liability, etc. is in the region of £650.00 per annum.  
Ground rent is not applicable.

## **TENURE**

Freehold

## **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 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.

## **DIRECTIONS**

From Murray's Uppingham office turn right onto the High Street following the one-way system and turn left at the bottom. Drive up to the traffic lights and turn right onto Ayston Road. Continue driving out of the town and turning left at the roundabout, on to the A47 towards Leicester. Proceed along the A47 taking the turning on the right signposted Belton-in-Rutland, and Belton Hall will be found on the left hand side. Having entered through the gated access, park in the car park to the other side, at the end of the drive, where the property will be found on the left-hand side overlooking the communal gardens.

## **COUNCIL TAX**

Band D  
Rutland County Council, Oakham 01572-722577

## **PETS**

One pet per household allowed, but dogs must be kept on a lead/well-behaved.

## **N.B.**

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

## **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.

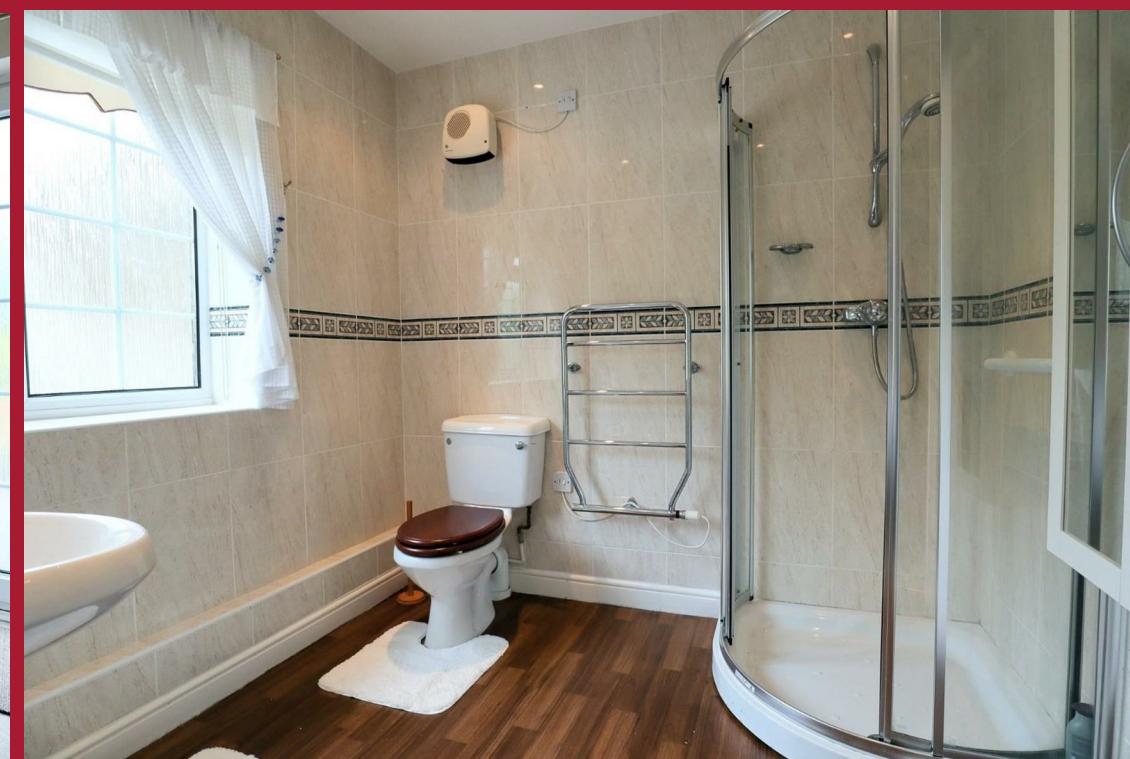
3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

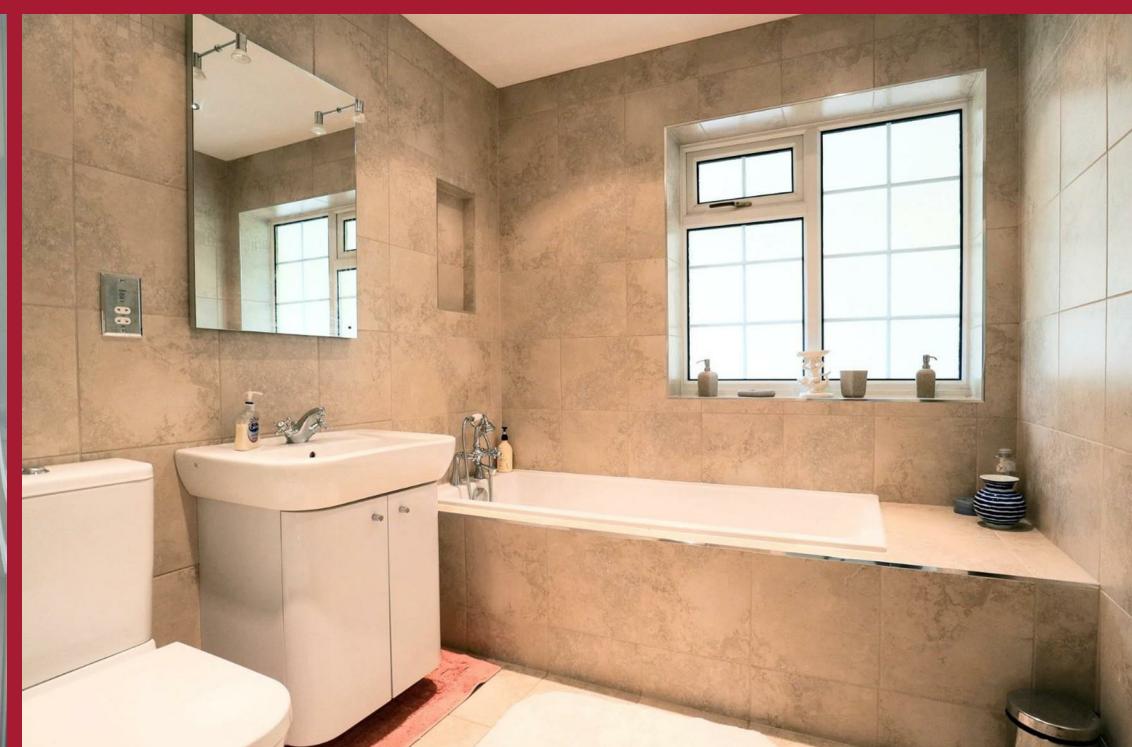
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made 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.

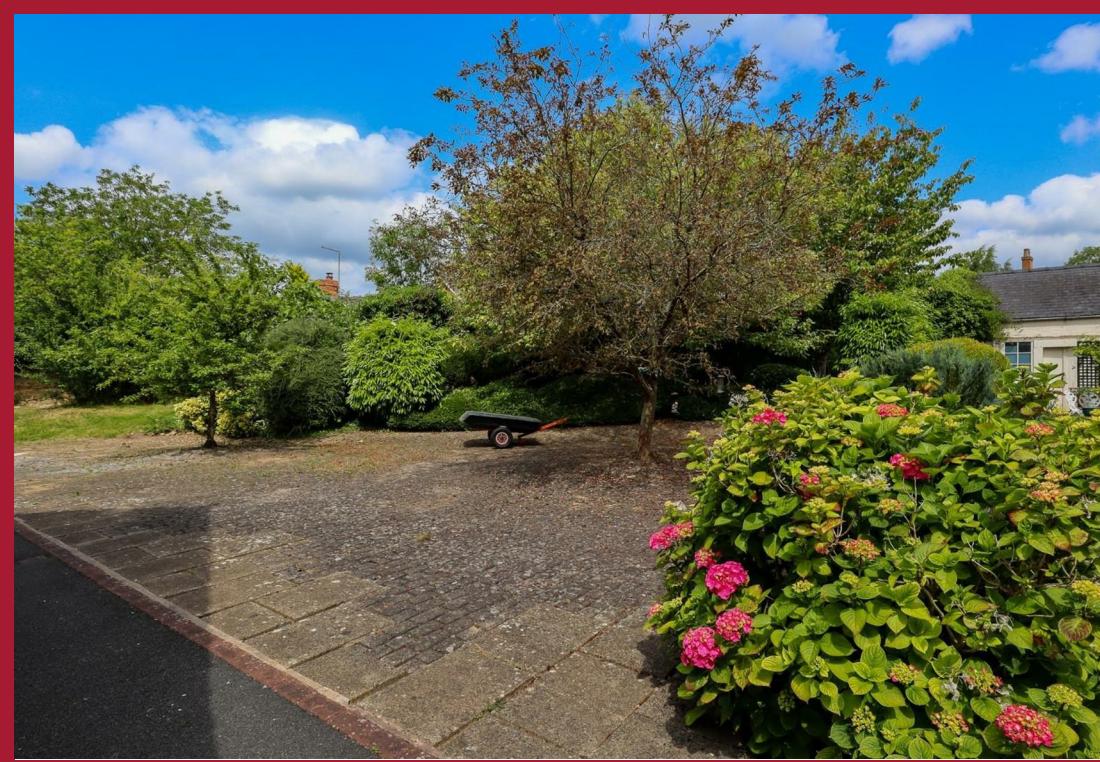
#### Money Laundering Regulations 2003

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.



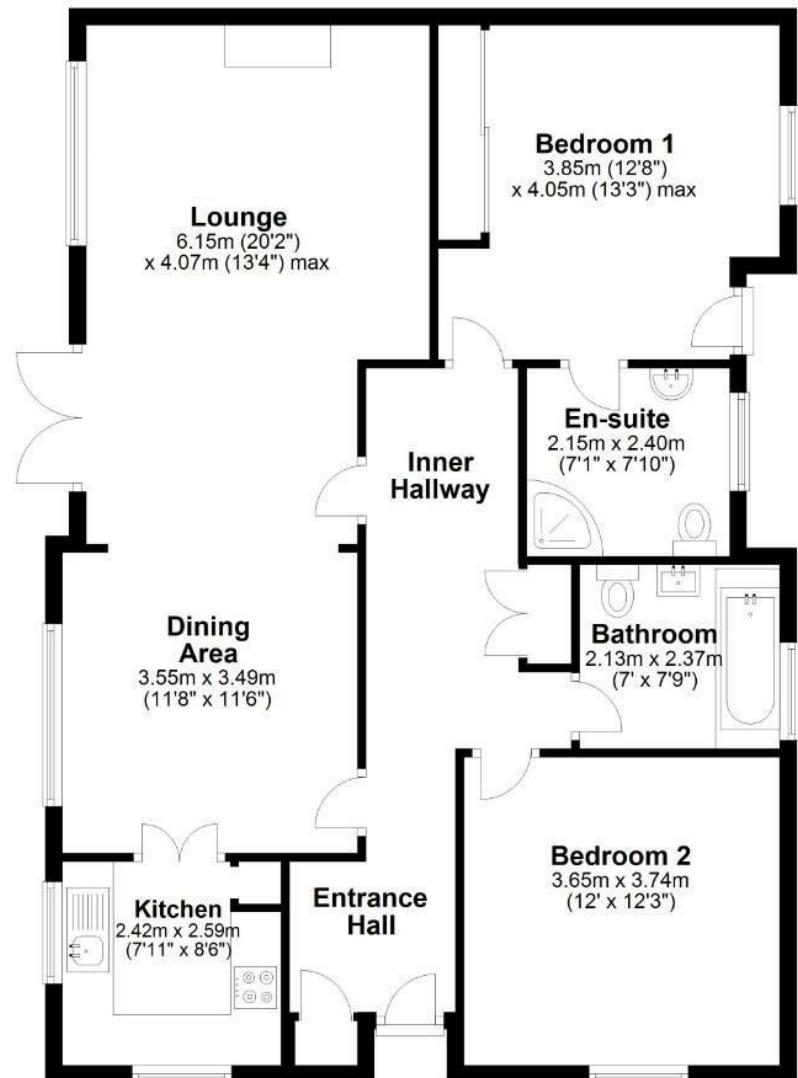






**Ground Floor**

Approx. 99.9 sq. metres (1075.5 sq. feet)



Total area: approx. 99.9 sq. metres (1075.5 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		
(39-54)	E		48
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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