



Spring Cottage, 1 Glaston Park, Glaston, Rutland, LE15 9BW
Guide Price £399,950



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Tenure: Freehold

Council Tax Band: D (Rutland County Council)



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Charming, semi-detached period cottage with off-road parking and south-facing courtyard garden offering tastefully appointed accommodation in a sought-after, picturesque village location.

The property is offered with NO CHAIN and early viewing is highly recommended.



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Spring Cottage is built of local stone under Collyweston slate roof and provides characterful accommodation which features a stone fireplace, exposed beams and internal ledge and braced doors.

Benefiting from gas-fired central heating system, the interior briefly comprises:

GROUND FLOOR: Entrance Hall, WC, Dining Room with feature fireplace, Sitting Room, stylishly refitted Kitchen; FIRST FLOOR: Master Bedroom with en-suite Shower Room, three further Bedrooms, Jack-and-Jill Family Bathroom.

ACCOMMODATION

GROUND FLOOR

The property is accessed from the side elevation.

Entrance Hall

Traditional timber main entrance door with glazed inset and wrought-iron furniture, radiator, tiled floor.

WC 1.40m x 1.19m (4'7" x 3'11")

White suite of low-level WC and wall-mounted hand basin, radiator, tiled floor, window to side.

Dining Room 4.11m x 4.60m (13'6" x 15'1")

Feature fireplace with stone surround and heavy timber mantel above, radiator in decorative cabinet, wood flooring, exposed ceiling beam, attractive return staircase with turned spindles leading to first floor, wall-light points, archway to Sitting Room, window to front.

Sitting Room 5.16m x 3.05m (16'11" x 10'0")

Radiator, dado rail, dual aspect with window to front and external French doors to rear courtyard.

Kitchen 3.00m x 3.30m (9'10" x 10'10")

Refitted with excellent range of contemporary units incorporating granite-effect work surfaces with tiled splashbacks, inset sink with mixer tap, ample base cupboard and drawer units and contrasting eye-level wall cupboards with ambient lighting beneath.

Integrated appliances comprise Neff 5-ring gas hob with Elica extractor hood above, eye-level electric double oven, fridge-freezer and Neff dishwasher.

Wall-mounted panel radiator, window and external glazed door to rear courtyard.

FIRST FLOOR

Landing

Built-in airing cupboard housing Ideal gas combi boiler, radiator, loft access hatch.

Bedroom One 3.20m x 3.94m incl wardrobes (10'6" x 12'11" incl wardrobes)

Two double and one single fitted wardrobes, radiator, window to front, door to en-suite Shower Room.

En-suite Shower Room 1.80m x 1.65m (5'11" x 5'5")

White suite comprising low-level WC and pedestal hand basin with tiled splashback, corner shower cubicle with tiled surround, radiator, window to rear.

Bedroom Two 3.02m x 2.72m (9'11" x 8'11")

Walk-in wardrobe, radiator, window to side, door to Jack-and-Jill Bathroom.

Jack-and-Jill Bathroom 3.25m + shower x 1.78m (10'8" + shower x 5'10")

Three-piece cream suite comprising low-level WC, pedestal hand basin and double-ended panelled bath with tiled splashbacks, separate shower cubicle with tiled surround.

Radiator, exposed ceiling beam, extractor fan, window to side, doors to Bedroom Two and Landing.

Bedroom Three 2.11m x 3.61m incl wardrobe (6'11" x 11'10" incl wardrobe)

Large built-in over-stairs storage cupboard, radiator, window to front.

Bedroom Four 1.80m x 2.16m (5'11" x 7'1")

Radiator, window to rear.

OUTSIDE

Glaston Park is accessed via traditional timber double gate.

There is a paved path flanked by lawns leading to the entrance door and well-stocked borders adjoining the side elevation of the property.

To the rear is a pleasant, south-facing paved courtyard.

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Side Passage/Store 5.16m x 0.89m (16'11" x 2'11")

Provides storage and links Glaston Park and Spring Lane at the rear of the property.

Parking

The property includes an allocated parking space within the gravelled area of hard standing to the side.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

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

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

EE - good (outdoor only)

O2 - good in-home and outdoor

Three - good (outdoor only)

Vodafone - variable in-home, 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.

GLASTON

The village of Glaston lies 2 miles from Uppingham, with the centre of the village being away from the main road. Within the village there is a public house and a church. Glaston is also a commuter village

within easy reach of Oakham, Corby, Kettering, Peterborough and Leicester. Train services to London are available from both Peterborough and Kettering.

COUNCIL TAX

Band D

Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

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.

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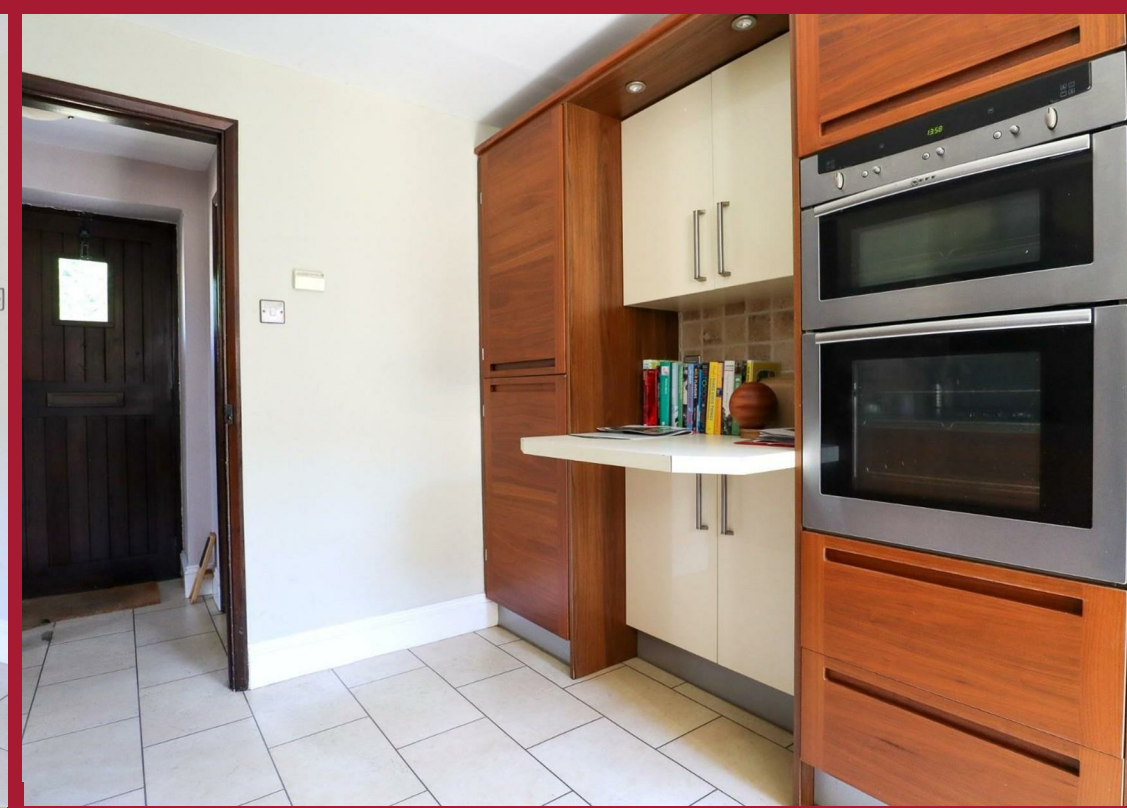
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.

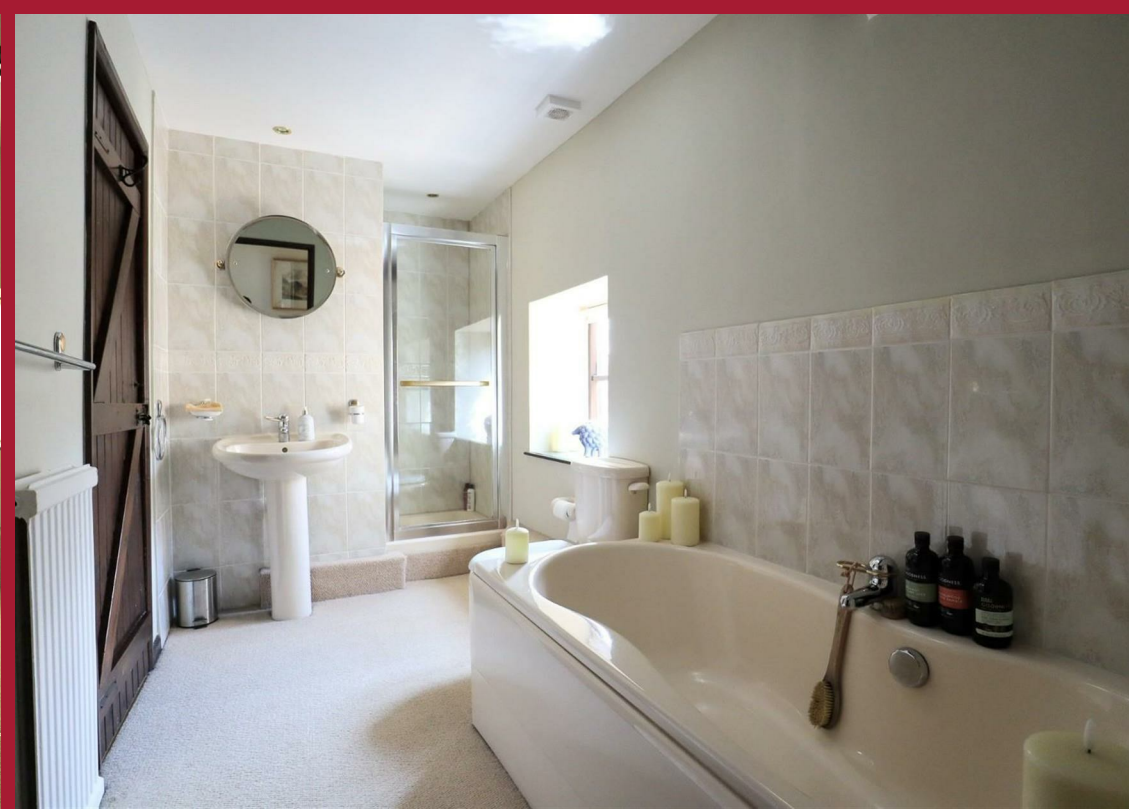
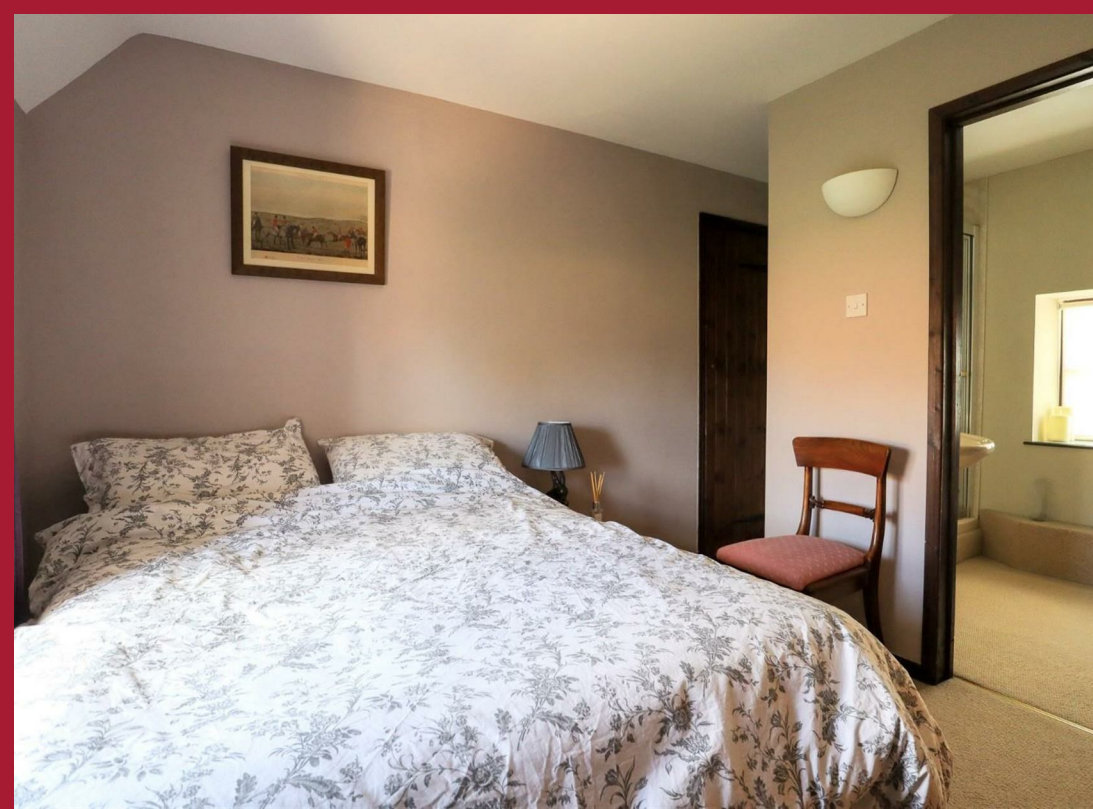
Money Laundering Regulations 2003

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.

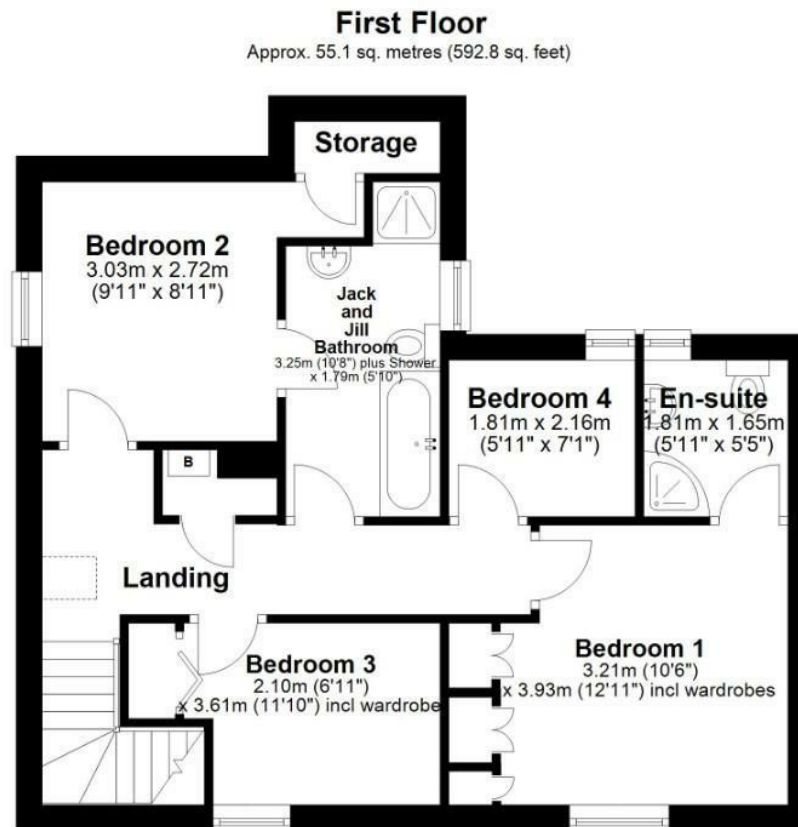












Main area: Approx. 104.5 sq. metres (1125.0 sq. feet)

Plus passage, approx. 5.1 sq. metres (55.2 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		100+
(81-91) B		
(69-80) C	73	
(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		
Not environmentally friendly - higher CO ₂ emissions		
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