



**5 The Coach Houses, Littleworth Lane, Belton In Rutland, Rutland, LE15 9JZ**  
**Guide Price £155,000**



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**Council Tax Band: C (Rutland County Council)**  
**Tenure: Leasehold**



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**DESCRIPTION**

Purpose-built modern terraced stone cottage with off-road parking and courtyard garden providing easy-access, single-level accommodation within a sought-after rural complex designed specifically for over 55s.

Benefiting from electric heating, UPVC double glazing and an aid call emergency buzzer system, this well-proportioned property features modern en-suite shower room and separate bathroom.

The tastefully presented accommodation can be summarised as follows: Entrance Hall, Lounge/Diner, Kitchen, Master Bedroom with en-suite Bathroom and Study Area off, further Double Bedroom and Shower Room.

Outside there are attractively landscaped communal gardens to front, private patio area to rear and allocated parking.

The property is available with NO CHAIN.

**ACCOMMODATION**

**GROUND FLOOR**

**Entrance Hall**

Attractive part-glazed entrance door, radiator, loft access hatch, a set of glazed double doors leading to Lounge/Diner, internal doors to Master Suite and Bedroom Two.

**Lounge/Diner 3.12m x 5.92m (10'3" x 19'5")**

Radiator, wall-light points, internal part-glazed door to Kitchen, external double-glazed French doors opening to landscaped communal gardens to front.

**Kitchen 2.24m x 3.15m (7'4" x 10'4")**

Range of fitted units incorporating granite-effect worktops, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards with ambient lighting beneath.

Integrated appliances comprise Indesit fridge-freezer, Beko electric oven and induction hob with extractor above. Included in the sale are freestanding Beko dishwasher and Indesit washing machine.

Tiled splashbacks, double-glazed external door to rear.

**Off Hall:**

**Bedroom Two 4.27m incl wardrobes x 3.15m (14'0" incl wardrobes x 10'4")**

Fitted bedroom furniture incorporating full-width range of wardrobes with dressing table to one wall and top boxes, open-fronted display units and bedside cabinets to the opposite wall, radiator, window to rear.

**Shower Room 2.36m x 1.91m max (7'9" x 6'3" max)**

Modern white suite of low-level WC and hand basin

with mixer tap set within vanity unit with cupboards beneath, corner shower cubicle, fully tiled walls, radiator, built-in airing cupboard housing hot water cylinder and boiler.

**Master Bedroom 3.15m x 4.14m + wardrobes (10'4" x 13'7" + wardrobes)**

Excellent range of fitted wardrobes, radiator, window to side, glazed connecting door to Study Area, door to en-suite Bathroom.

**En-suite Bathroom 2.49m x 1.78m (8'2" x 5'10")**

Modern white suite comprising low-level WC, hand basin with mixer tap set within vanity unit with cupboards beneath and panelled bath with shower above and concertina shower screen. Fully tiled walls, radiator.

**Study 3.07m max x 2.82m max (10'1" max x 9'3" max)**

Radiator, window to side.

**OUTSIDE**

The property is approached through the beautifully maintained and landscaped communal gardens with extensive block-paved seating areas.

**Parking**

There is allocated parking for The Coach Houses with provisio for visitors as well.

**Rear and Side Courtyard Gardens**

The property has the advantage of fully enclosed

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courtyard gardens to both the rear and side. The gardens are fully paved and provide ample private seating areas. There is an outside tap and a useful timber shed.

**SERVICES**

- Mains electricity
- Mains water supply
- Mains sewerage
- Electric storage heaters

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast  
Mobile signal availability:  
EE - good outdoor and in-home  
O2 - good outdoor, variable in-home  
Three - good outdoor  
Vodafone - 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.

**LEASEHOLD INFORMATION**

Term of lease: 999 years from 01/01/2004  
Years remaining: 978  
Service charge: £1,193.09 per annum (from 01/04/2025 to 31/03/2026) payable in quarterly instalments of £298.27 in advance.  
Ground rent: N/A

**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.

**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.

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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.



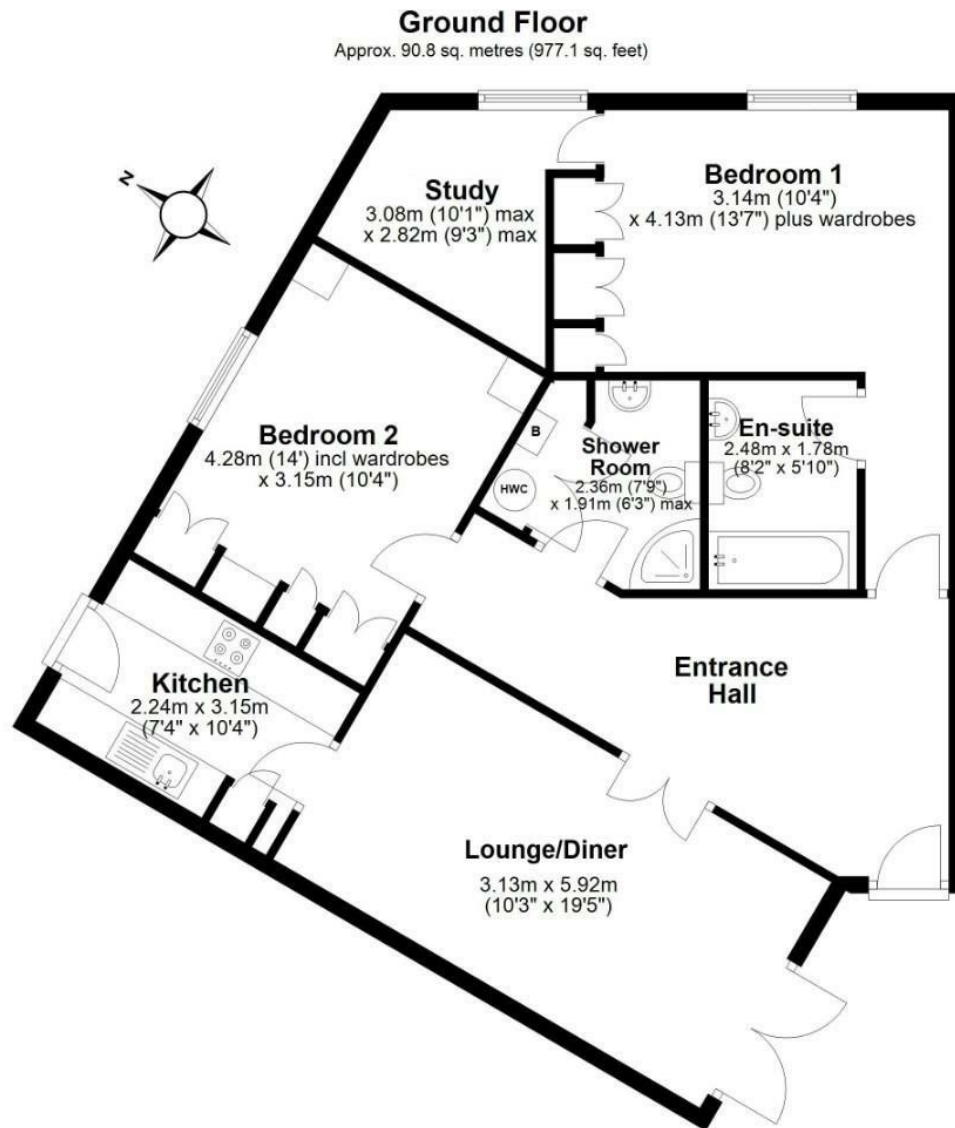








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Total area: approx. 90.8 sq. metres (977.1 sq. feet)

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.

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

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