

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

Guide Price £145,000

MURRAY

Chartered Surveyors & Estate Agents

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

The property offers tastefully appointed accommodation ideal for an individual seeking independent living with a versatile spare room that can be used as an occasional guest bedroom, a hobby room or storage.

Benefiting from a top-of-the-range, modern Fischer electric heating system and quality new rear window and doors, the interior 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.

LOCATION

The retirement complex is situated within the charming village of Belton in Rutland which 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-minute drive of Oakham, Stamford and Market Harborough.

In the village, there is a public house, a church and a village hall which act as a hub for the many social, sporting and leisure activities organised in this welcoming village. The village hall can be accessed just outside Belton Mews gates.

All main shopping facilities are available in the nearby towns of Uppingham and Oakam.

The complex itself is a well-managed site providing a secure, worry-free lifestyle for its very friendly, established community in a tranquil, picturesque setting.

The maintenance charges offer peace of mind covering upkeep of grounds and property exterior (roofing, guttering, rendering and lighting). There are plans underway to add sitting/walking areas in the rear field adjoining the complex.

The ample onsite parking is complemented by a an excellent 2-hourly bus service from end of the road (with a sheltered bench) running between Leicester and Uppingham with services connecting to Peterborough, Oakham, Stamford and surrounding district.

The site of the complex is dog-free to ensure peace and safety for all residents.

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

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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")
Newly 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.

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.

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.

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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.





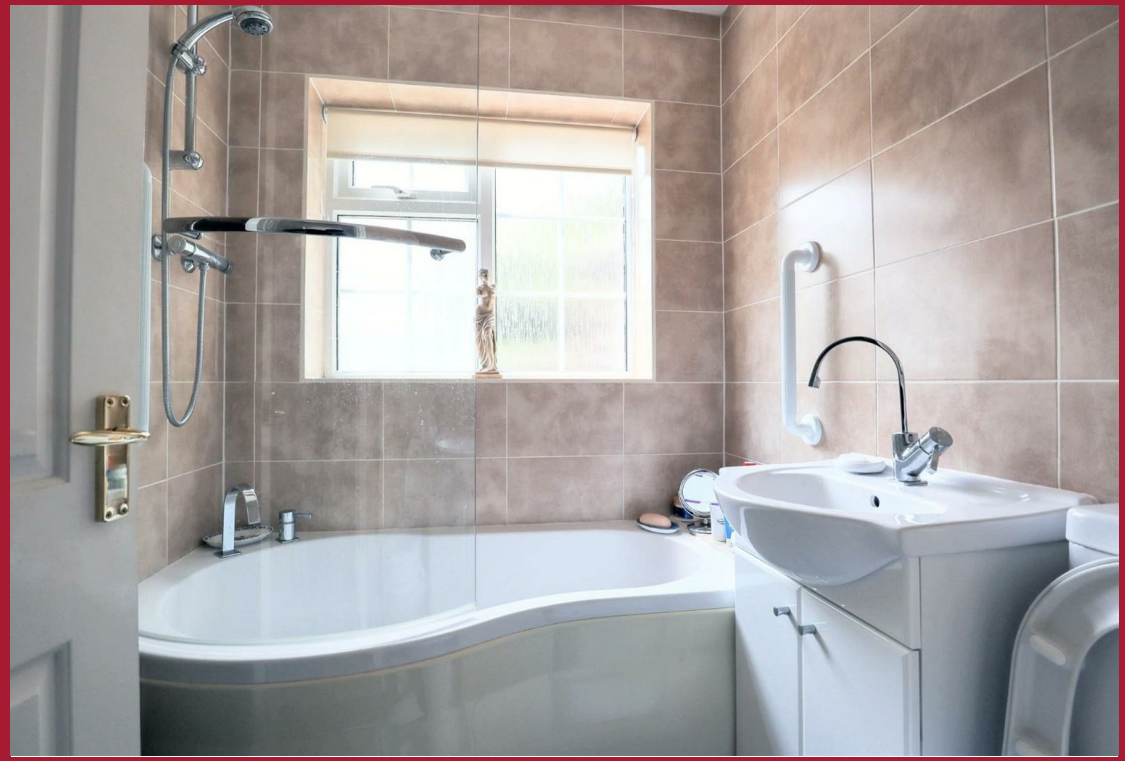




























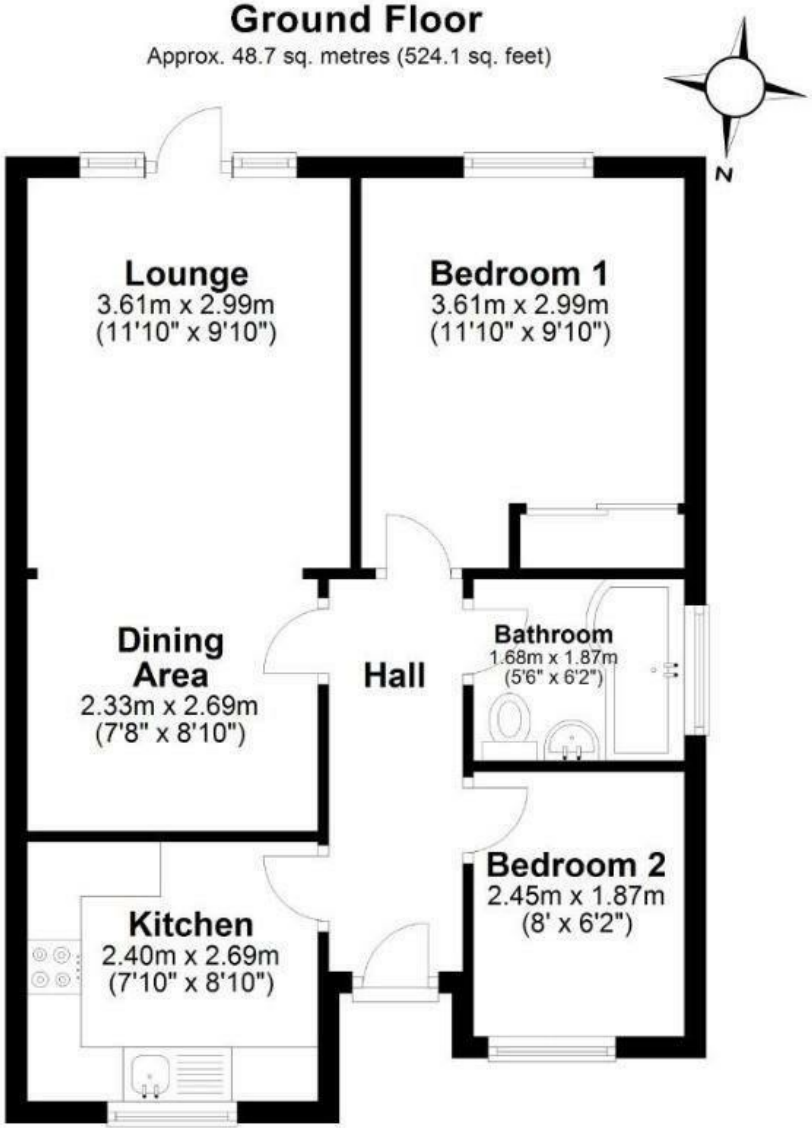


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Ground Floor

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.

