



**19 Main Road, Glaston, Rutland, LE15 9BP**  
**Offers In Excess Of £250,000**



Chartered Surveyors & Estate Agents

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**19 Main Road, Glaston, Rutland, LE15 9BP**  
**Council Tax Band: C (Rutland County Council)**  
**Tenure: Freehold**



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## DESCRIPTION

Charming Grade II listed semi-detached cottage with a private courtyard garden and useful outbuilding situated in a picturesque village only 2 miles away from the historic market town of Uppingham and its amenities.

The property dates to mid C18 and is built of coursed limestone rubble with large quoins under pitched slate roof with coped gables. Retaining to this day a wealth of period charm, the cottage has been sympathetically maintained and offers modern-day conveniences alongside wealth of character features.

The accommodation benefits from gas-fired central heating system and briefly comprises:

GROUND FLOOR: Entrance Area, Sitting Room with log-burning stove, Dining Room with feature fireplace, recently refitted shaker-style Kitchen, Utility Area;  
FIRST FLOOR: three Bedrooms, Bathroom with freestanding claw-foot bath.

On-street parking (permit not required).

The property is available with NO CHAIN.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Area

Panelled entrance door, original stone floor.

#### Sitting Room 5.26m x 3.89m (17'3" x 12'9")

Fireplace recess housing log-burning stove on raised hearth, traditional built-in alcove cupboards to either side of fireplace, radiator in decorative cabinet, original tiled floor, exposed ceiling beam, window with shutters to front, internal door to Kitchen, access to stairs leading to first floor and Utility Area.

#### Dining Room 3.40m x 3.20m (11'2" x 10'6")

Fireplace recess with point for log-burning stove, radiator in attractive cabinet, exposed floorboards, window with shutters and seat to front.

#### Kitchen 3.20m x 1.73m (10'6" x 5'8")

Recently refitted in shaker style and featuring wood work surfaces with matching upstand, inset Belfast sink with mixer tap above, base cupboards and drawers with cup handles and matching wall-mounted plate rack.

There is under-counter space for a fridge and space for a slot-in cooker with tiled splashback and stainless steel extractor above. Included in the sale is freestanding AEG cooker with double electric oven and induction hob.

Original tiled floor, ceiling spotlights, window to rear.

#### Utility Area

Original tiled floor, radiator in decorative cabinet, wall-mounted Viessmann gas central heating boiler, internal door to Living Room, window and external part-glazed panelled door to rear courtyard.

## FIRST FLOOR

Steps with window to rear lead to:

### Landing

Hatch with retractable ladder giving access to boarded loft.

#### Bedroom One 3.89m x 3.00m (12'09" x 9'10")

Three built-in wardrobes (two double and one single), feature fireplace, column radiator, exposed ceiling timber, window to front.

#### Bedroom Two 4.42m x 2.67m (14'6" x 8'9")

Feature fireplace, column radiator, window to front.

#### Bedroom Three 3.12m x 2.26m (10'3" x 7'5")

Column radiator, window to rear.

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

Tastefully appointed with a heritage-style white suite comprising freestanding roll-top claw-foot bath with mixer shower attachment, low-level WC and pedestal hand basin with mixer tap. Attractive panelling two half-wall height, exposed floorboards, column radiator, feature ledged and braced door, window to rear.

## OUTSIDE

#### Outbuilding 2.74m x 1.83m (9'0" x 6'0")

Brick-built construction with electrics, window and door to rear courtyard providing useful storage.

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### **Rear Courtyard Garden**

A pleasant, privately enclosed space hard-landscaped for ease of maintenance and having a hand gate which provides external access from the side of the property.

### **SERVICES**

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast

Mobile signal availability:

Indoor: O2 - voice likely, data limited; Vodafone - voice and data limited; EE - voice limited, data - none; Three - none;

Outdoor: O2, Vodafone, EE, Three - 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.

### **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 C

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.

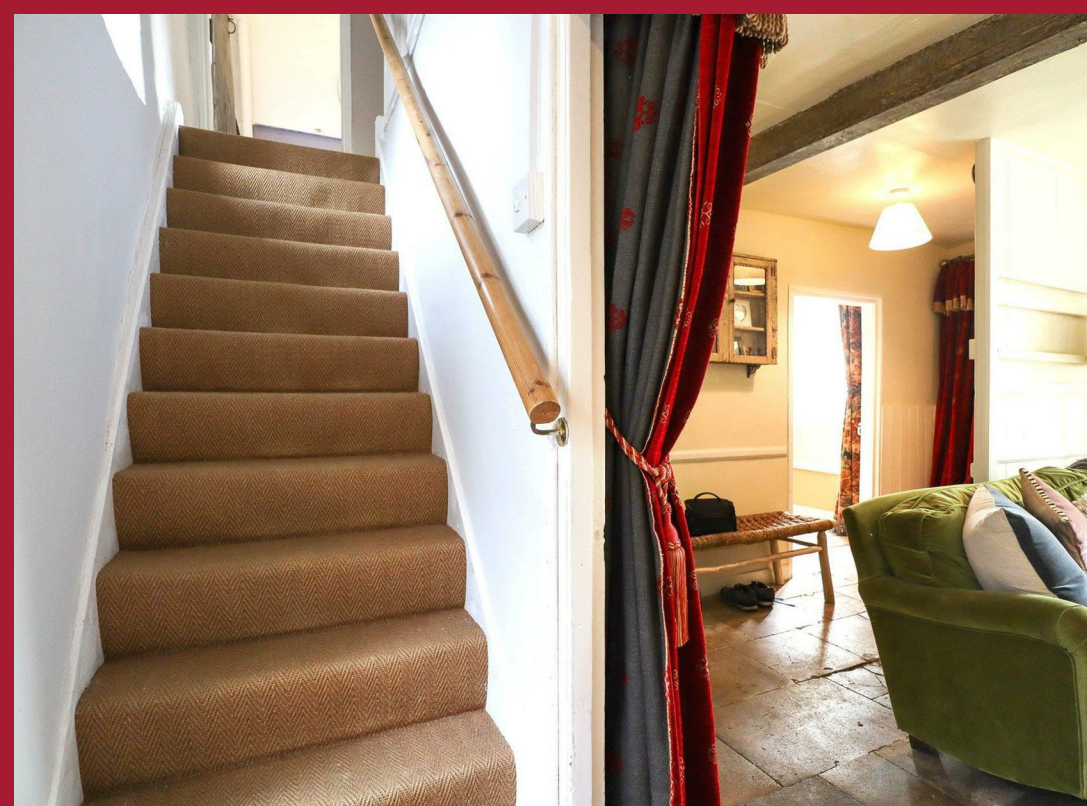
Money Laundering Regulations 2003

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.





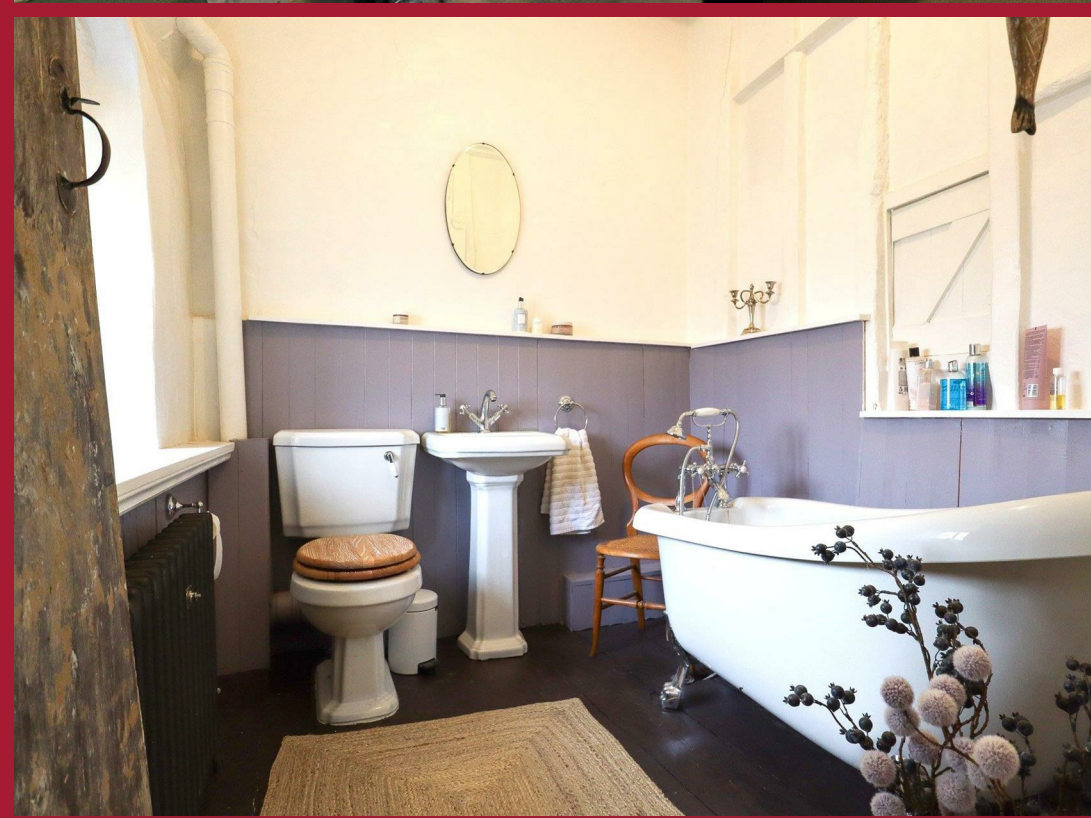










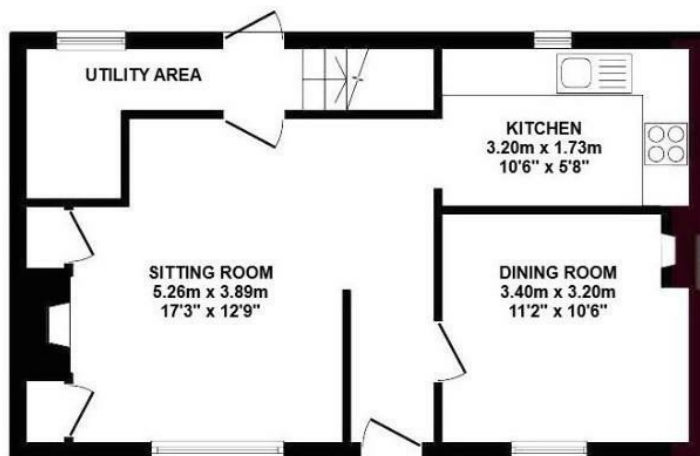




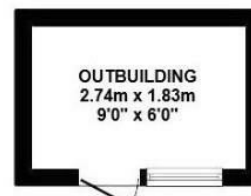


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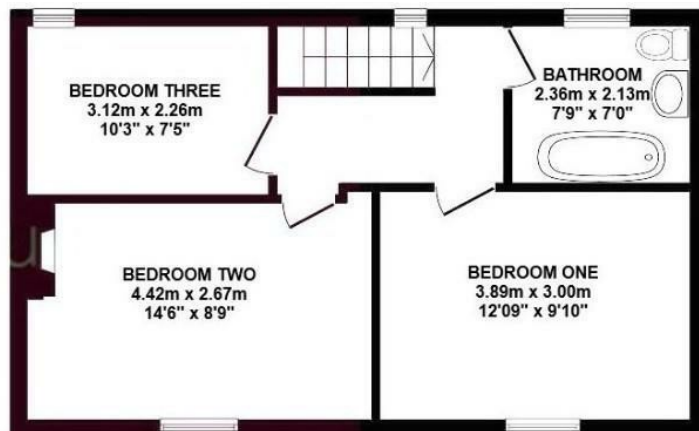
## GROUND FLOOR



Not actual position



## FIRST FLOOR



NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>61</b>	<b>88</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