



Main Street, Owston
Oakham, Rutland, LE15 8DH

 **NEWTON**
FALLOWELL

Main Street, Owston Oakham, Rutland, LE15 8DH £400,000 Freehold

Manor Cottage is an exceptionally well-presented, extended semi-detached home which is situated in the village of Owston, which is within only a 6-mile drive to Oakham's popular market town centre. In a move-in condition, the property offers a living room, open plan kitchen/family room, utility, WC, three bedrooms, and a family bathroom. With the most picturesque, field views to the front and rear aspects, this is a must view at the earliest opportunity!

Sitting over two floors and elevated off Main Street, the property is entered via the front aspect into the entrance hall where you will find a door leading to both the WC and kitchen. From the kitchen you will find the spacious living room, providing a window that looks over the front street scene, and stairs from here flow to the first floor's landing. Back in the open plan kitchen/diner/living area, you will find an array of floor-to-wall base units, ceramic sink, and wooden worktop surfaces. There is also a useful pantry cupboard in the kitchen. The extended spacious family area has a fantastic central wood-burning stove and double doors leading out to the rear garden. Downstairs is finished with a spacious utility room with a sink and space for a washing machine and tumble dryer. From the first floor's landing, you will find three bedrooms, all with views across open countryside, described as one double and two singles, the upstairs is finished with a four-piece bathroom. From the master bedroom, there is access to the loft via stairs, the loft is full boarded, a perfect space for conversion (subject to building regulations) or just easily accessible storage space.

Externally the property is well kept with a beautifully landscaped garden. To the side, you will find a gravelled driveway for several vehicles, this leads to the garage/workshop with up and over door and electrics connected. There are two further stable blocks to the back of the garage, currently used for storage.



Entrance Hall

8'2 x 7'5 (2.49m x 2.26m)

W C

7'5 x 3'5 (2.26m x 1.04m)

Kitchen / Diner

15'7 x 14'9 (4.75m x 4.50m)

Family Area

16'0 x 13'2 (4.88m x 4.01m)

Utility Room

9'11 x 8'0 (3.02m x 2.44m)

Living Room

15'6 x 14'4 (4.72m x 4.37m)

First Floor Landing

6'10 x 2'6 (2.08m x 0.76m)

Master Bedroom

12'2 x 10'6 (3.71m x 3.20m)

Bedroom Two

10'9 x 8'5 (3.28m x 2.57m)

Bedroom Three

10'11 x 7'5 (3.33m x 2.26m)

Bathroom

7'8 x 6'9 (2.34m x 2.06m)

Single Garage

25'11 x 10'0 (7.90m x 3.05m)

Outbuilding

17'11 x 8'5 (5.46m x 2.57m)

Outside

Sitting on a good-sized plot, the property offers landscaped rear / side gardens, which are mainly laid on lawn. A side gate leads you onto the gravelled driveway, where you will also find the single double length garage and further outbuildings.

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Buying a property doesn't need to be daunting or stressful. We have expert mortgage advisors on hand to provide free independent mortgage advice to help make your move successful and affordable. Our No-Nonsense Advisors can explore the whole mortgage market to accurately find you the best mortgage deal on the market today. To speak with one of our expert Mortgage Advisors call Newton Fallowell, Oakham.

Owston (Village)

Owston is a picturesque rural village, with St Andrews Church and the village hall for the community. The village is just over 5 miles to Oakham, over 9 miles to Uppingham and 6 miles from the A47, ideal for commuters to Leicester or Peterborough. Market Harborough is also only a 17 mile commute which provides an hour train service direct into London. Somerby village is approximately 2 miles from the property and offers a convenience shop for local groceries, as well as The Stilton Cheese Inn Public House or Gates Garden Centre and Farm Shop just over 3 miles away.



COUNCIL TAX INFORMATION:

Local Authority: Harborough
Council Tax Band: D

AGENTS NOTE – DRAFT PARTICULARS:

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t: 01572 335005

e: oakham@newtonfallowell.co.uk

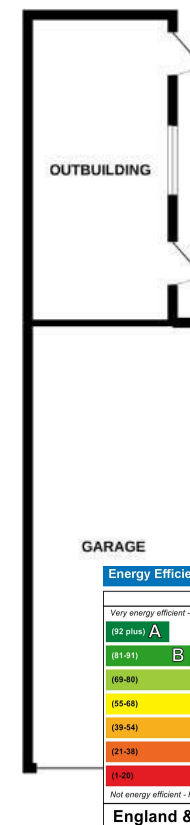
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TOTAL FLOOR AREA : 1618 sq.ft. (150.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		