



2 Nether Street, Belton In Rutland, Oakham, Leicestershire, LE15 9LD

Set in the beautiful village of Belton-In-Rutland, this character Grade II Listed property comes with many original features and field views. The spacious reception rooms as well as two large double bedrooms really give the property a sense of space, whilst the required modernisation allows for someone to put their own stamp on the property.

The accommodation comprises: - Sitting room, dining room, kitchen, bathroom, w/c, landing, Main bedroom, bedroom two, w/c, an attic store room and sizable loft area.

The mature partially walled lawn garden comes with fruit trees, flower borders, access to the single garage and parking, as well as having field views.

NO CHAIN

Guide Price £340,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(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			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Character home with field views
- Modernisation required
- Beautiful enclosed garden
- Heart of the village location
- NO CHAIN

- Wealth of original features
- Two double bedrooms
- Electric heating
- Garage & parking space
- Council Tax Band - D



ACCOMMODATION:

Sitting Room
5.23m x 5.13m (17'2 x 16'10)

Dining Room
4.93m x 4.45m (16'2 x 14'7)

Kitchen
3.94m x 2.62m (12'11 x 8'7)

Bathroom
2.92m max, 2.06m min x 1.68m (9'7 max, 6'9 min x 5'6)

W/C

Landing

Main Bedroom
5.23m max, 4.39m min x 3.81m (17'2 max, 14'5 min x 12'6)

Bedroom Two
4.50m into wardrobe x 3.89m (14'9 into wardrobe x 12'9)

W/C
1.63m x 0.94m (5'4 x 3'1)

Attic Store Room
4.42m x 3.45m (14'6 x 11'4)

Additional Loft Sapce
6.22m x 2.36m (20'5 x 7'9)

FLOOR PLAN:



Total floor area 150.9 sq.m. (1,625 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.