



 **SPREY** Loddington Lane, Belton in Rutland  
PROPERTY Offers Over £320,000



This cottage boast character throughout including beams and quarry tiled flooring. Nestled away within the village of Belton in Rutland. Which is located within easy reach of Oakham, Uppingham and Leicester.

On entering the cottage, you are greeted with a shaker style kitchen with plenty of storage, and spaces for white good, along with an area for breakfast table. You then have access to the living room, with a cosy log burner, and stairs to the first-floor landing. Off the living room is access to the conservatory and dining room and views to the garden.

From the living room you climb the stairs and gain access to good sized landing, two double bedrooms and a single. To complete the accommodation is the family bathroom.

Outside you approach the cottage through the front garden there is a lovely cottage style garden, and seating area with a degree of privacy. The rear garden is mainly laid to lawn with a boarder of shrubs and surrounded by fencing. Available with No Forward Chain.

TENURE: Freehold

Electric and Water connected

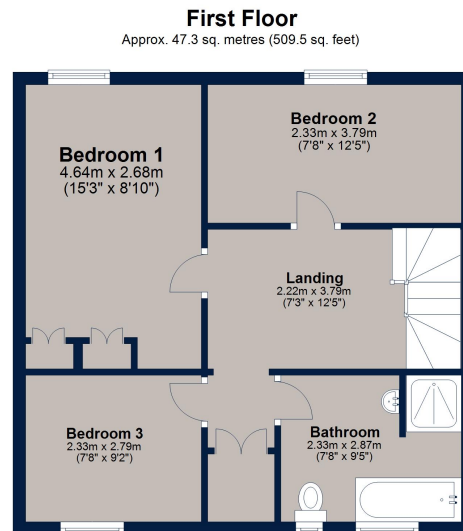
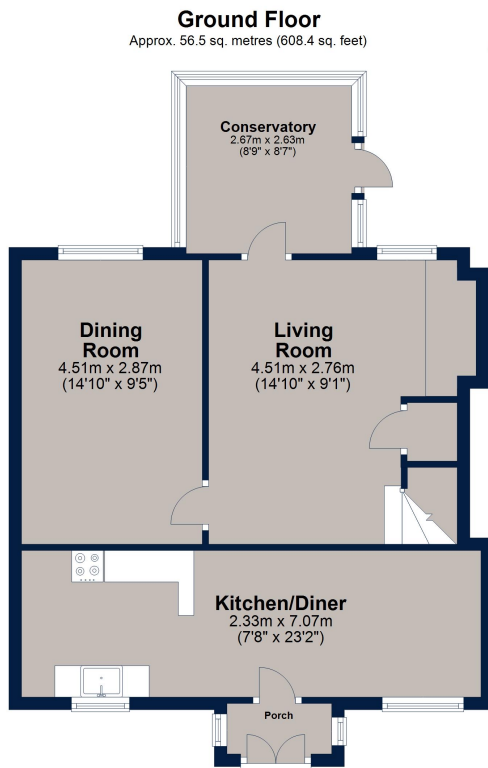
EPC:E

COUNCIL TAX:D





# Loddington Lane, Belton in Rutland



Total area: approx. 103.9 sq. metres (1117.9 sq. feet)

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Maintained by a small committee of volunteers, The Secret Garden at Belton-in-Rutland is a children's playground with attractive gardens and a very friendly village pub. Numerous walks can be enjoyed taking in the many sights and features of this historic village. For a wide choice of shops, restaurants, leisure facilities, rail links and schools, the market towns of Uppingham, Oakham and Stamford are only a short drive away. Transport links include the nearby A47 for connections into Leicester, Peterborough and Corby with speedy rail links to London.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements