



Asking Price £225,000 | Freehold

Main Street, Belton In Rutland LE15 9LB







## Key Features & Description

- Quaint Cottage
- Two Bedrooms
- Wood Burning Stove
- Breakfast Kitchen  
Cottage Garden
- Store Room
- Available with No Forward Chain
- EPC Rating G | Council Tax Band C

Nestled in the picturesque village of Belton in Rutland, this delightful two-bedroom character cottage is brimming with period charm and timeless appeal. Featuring exposed beams and original doors, the property offers a warm and inviting atmosphere throughout.

Step inside through a welcoming porch into a cosy living room full of character, leading to a charming kitchen with breakfast area ideal for relaxed mornings or intimate evening meals.



Upstairs, the accommodation includes a well-proportioned principal bedroom and a good-sized single bedroom, along with the bathroom, all beautifully presented with traditional features.

Outside, enjoy a mature cottage garden to the front and a private courtyard to the side, perfect for al fresco dining or a peaceful retreat. A separate garden storeroom to the front provides additional useful storage.

This characterful home is the perfect rural retreat or weekend bolthole, situated in the heart of one of Rutland's most desirable villages.







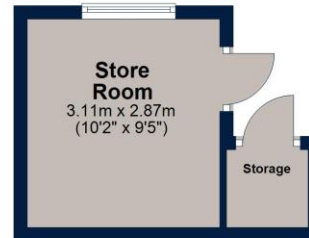
### Ground Floor

Approx. 24.6 sq. metres (264.7 sq. feet)



### First Floor

Approx. 33.5 sq. metres (360.7 sq. feet)



Total area: approx. 58.1 sq. metres (625.4 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

#### Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



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