



Offers Over £205,000 | Freehold

Main Street, Belton In Rutland LE15 9LB





## Key Features & Description

- Quaint Cottage
- Characterful
- Two Bedrooms
- Wood Burning Stove
- Breakfast Kitchen
- Living Room
- Cottage Garden
- Storeroom
- 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.

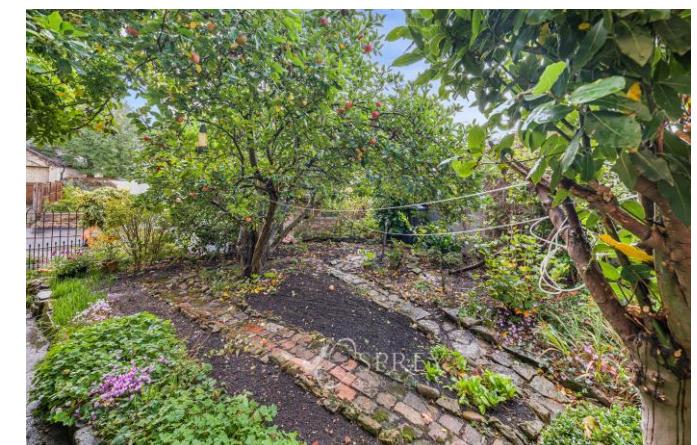
Step inside through a welcoming porch into a cosy living room full of character, leading to a charming kitchen with breakfast area ideal for relaxed mornings or intimate evening meals.

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

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