



High Street

Morcott, LE15 9DN

Price Guide £315,000

Richardson

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Offered with NO CHAIN this attractive 2 bedroom stone cottage is in the heart of this sought after Rutland village. Full of period charm and character including inglenook fireplace to the sitting room with wood burning stove, open beams, deep silled windows, panelling and stripped doors, but with the benefit and convenience of gas central heating, modern kitchen with built in cooker, extractor, hob, fridge and dishwasher, a ground floor bathroom with a slipper bath and an ensuite shower room to the master bedroom. The accommodation comprises reception porch area, an inner hall with built in shelving, sitting room, separate dining room and kitchen. Ground floor 3 piece bathroom. To the first floor the second bedroom has built in wardrobes/storage and the master has a vaulted ceiling with an ensuite shower and hand basin. The gardens are of very good size with paved patio area and stone outbuilding with plumbing for a washing machine. Further good size garden area with lawns and shrubs. Potential off road parking.

Morcott is a popular sought after Rutland village approximately 8 miles to the west of Stamford, 4 miles from the market town of Uppingham and 8 miles from Oakham. The village is positioned just off the A47 which gives access eastbound to the A1 and Peterborough with Leicester to the west. The village has some substantial period homes as well as attractive period cottages with a Parish Church.

Reception porch area

Inner hall

Sitting room

14'11" x 12'11" max (4.57m x 3.96m max)





Dining room
14'10" x 7'0" (4.53m x 2.14m)

Kitchen
7'5" x 7'2" (2.28m x 2.19m)

Bathroom
7'10" x 5'11" (2.40m x 1.81m)

First floor landing

Bedroom
15'5" x 9'5" (4.7m x 2.89m)

En-suite shower

Bedroom
7'10" x 8'2" (2.39m x 2.5m)

External details

Good size rear garden with paved patio area and useful stone shed with plumbing for washing machine. Further garden area laid to lawn with shrubs. The property benefits from gated access into the rear garden from the driveway to the side of the property and we understand that this provides access to the rear paved area suitable for a small car. More information from Richardson.

Services

Mains water, electricity, gas and sewerage are connected.

Tenure

The property is Freehold. It is Listed Grade II and in the conservation area

Council Tax

Rutland District Council Tax Band D

Communication

According to Openreach: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage is is Likely with EE, Three, O2 and Vodafone

Agent Notes

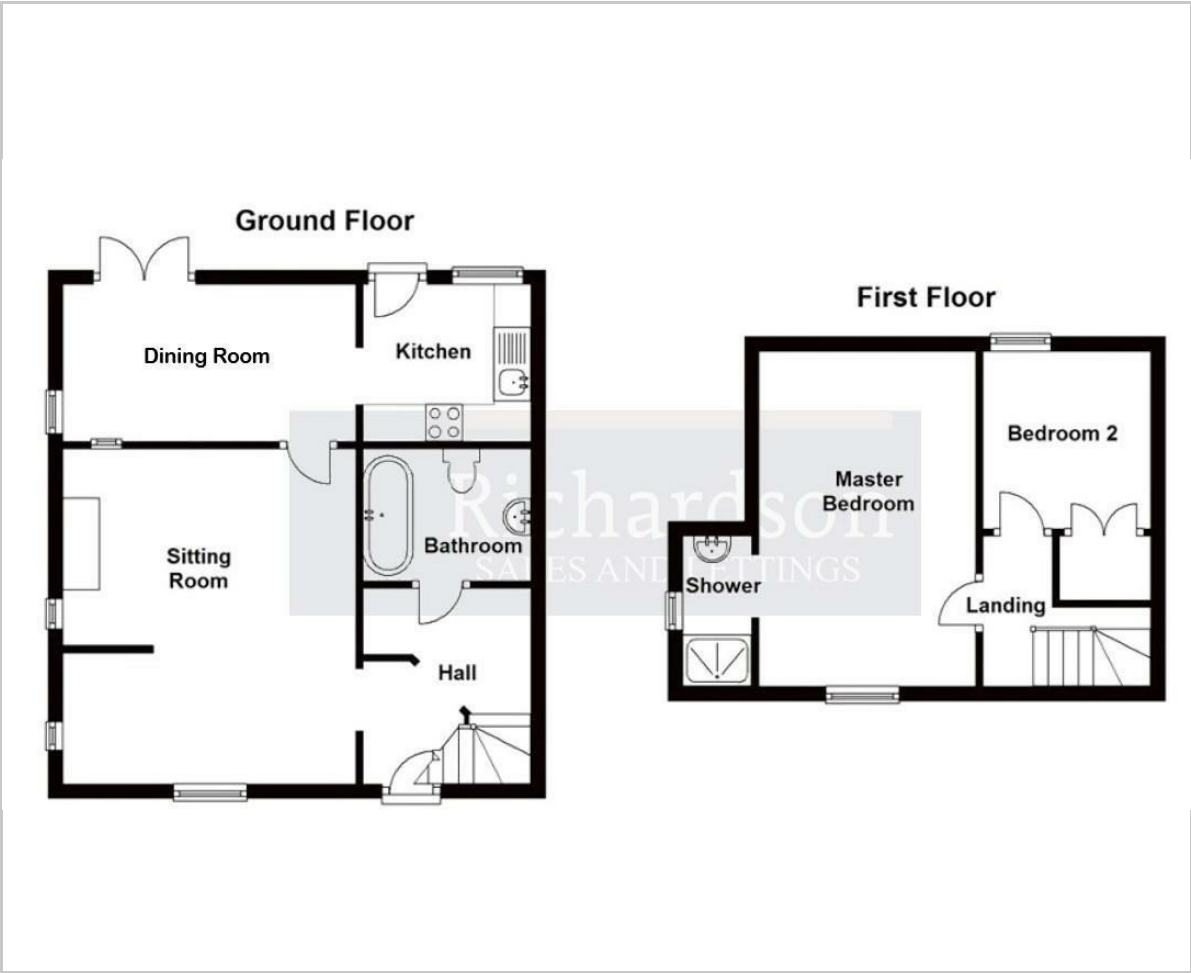
Please note that these are draft property details that are awaiting approval.

Viewing

All viewings are strictly by appointment through Richardson
post@richardsonsurveyors.co.uk



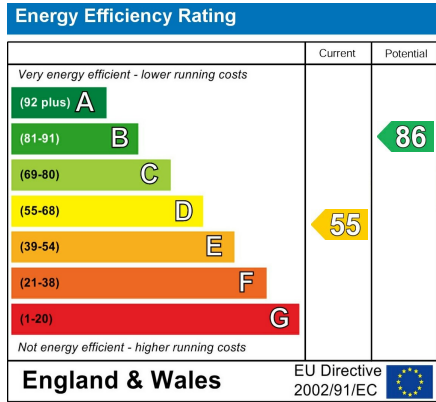
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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