

THE OLD ORCHARD

SPRING LANE, GLASTON



JAMES
SELICKS

AN INDIVIDUAL, ARCHITECT DESIGNED, FIVE-BEDROOM VILLAGE HOME SITTING ON A WONDERFUL PLOT WITH AMPLE PARKING, GARAGING AND A SOUTH-WEST FACING WALLED GARDEN.



The Old Orchard

Spring Lane, Glaston
Rutland LE15 9BX

Dining Kitchen | Utility Room | Three Reception Rooms
| Two Ground Floor Bedrooms | Three First Floor
Bedrooms | Five Bathrooms | Private Driveway &
Double Garage | South-West Facing Garden | Village
Location | EPC - C

ACCOMMODATION

Enter the property into a large and light, vaulted entrance hall with doors to the ground floor accommodation and stairs rising to the galleried first floor landing.

To the left a set of double doors open into a bay fronted snug/second reception room overlooking the driveway and front garden. Just behind is a substantial formal sitting room featuring a wonderful red-brick fireplace with an oak lintel and large wood burning stove inset. There are windows to the side and sliding glazed doors opening out to the patio and garden beyond and providing plenty of light.

The accommodation continues with an open plan dining kitchen, the kitchen area offering a fantastic range of floor standing and wall mounted units with a central island. There is an eye-level double oven, induction hob with extractor over, integrated fridge, porcelain sink with mixer tap and space and plumbing for white goods. The kitchen area gives way to a vaulted garden room currently used as the dining space with windows on all sides providing lovely views out to the garden and timber and glazed doors opening onto the patio.

A utility room sits just off the kitchen providing further storage and space for white goods, a secondary sink, access to the downstairs WC and a door out to the side of the property. This room also houses the boiler cupboard with gas-fired central heating boiler and ground floor underfloor heating manifold.

To the right-hand side of the entrance hall steps lead down to a study area with a spiral staircase to the first floor and a hallway just off leading to the ground floor bedroom and bathroom accommodation. There is a large master bedroom with windows to two sides allowing plenty of light and is complemented by both a walk-in wardrobe and en-suite bathroom.

The second ground floor double bedroom is served by a shower room just across the hallway.

The main staircase rises to the first-floor galleried landing, to the right there is a large double bedroom with a window to the front, built-in storage and a recently refitted en-suite shower room.

The first floor continues with two further bedrooms, both with en-suites. Bedroom four is a generous double accessed from the spiral staircase with built-in storage within the eaves. Bedroom five is a flexible room that is currently used as a study but with the en-suite bathroom could be utilised as a bedroom.

Between bedroom four and five is a central landing providing ample storage in the built-in cupboards and also houses the first-floor underfloor heating manifold.

OUTSIDE

The property is approached via a gravel driveway providing ample parking and access to the double garage. A hard-landscaped garden and flagstone path lead to the front door and there is also access down the side of the property to the rear garden.

The rear walled garden has a south-west orientation benefitting from the sun for the majority of the day. There are an array of mature borders and specimen trees including a prolific old Walnut tree. A large flagstone patio flows directly off the rear of the property creating a lovely flow from house to garden.

This superb architect designed house offers generous and flexible accommodation whilst sitting on a great plot at the heart of this pretty Rutland village and must be viewed to be appreciated.

LOCATION

The pretty village of Glaston is located just 4 miles east of the market town of Uppingham which provides a good choice of local amenities and facilities including a local market twice a week and a choice of excellent private and state schools. The A47 provides easy access to Peterborough, Leicester and beyond whilst the east coast mainline, running through Peterborough, allows easy access to London and the north-east of England.

SERVICES & COUNCIL TAX

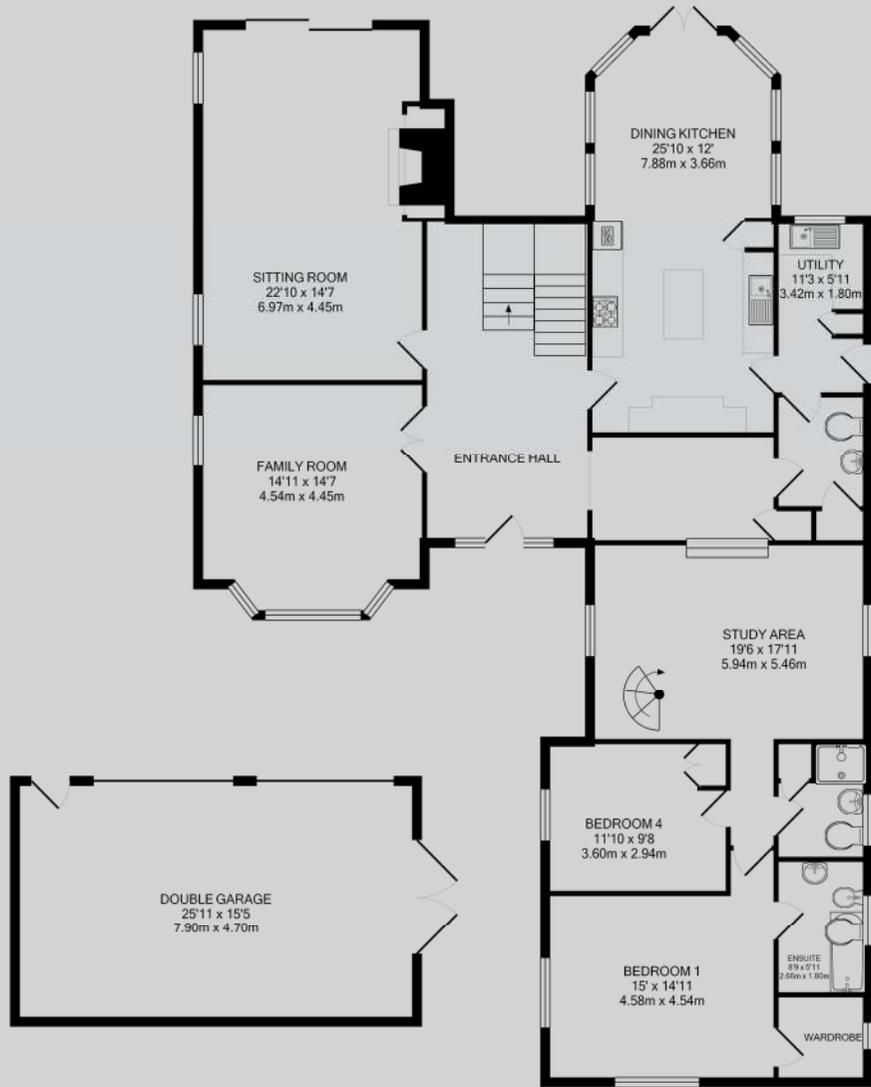
The property is offered to the market with all mains services gas-fired, wet under floor heating throughout. Council Tax Band G.



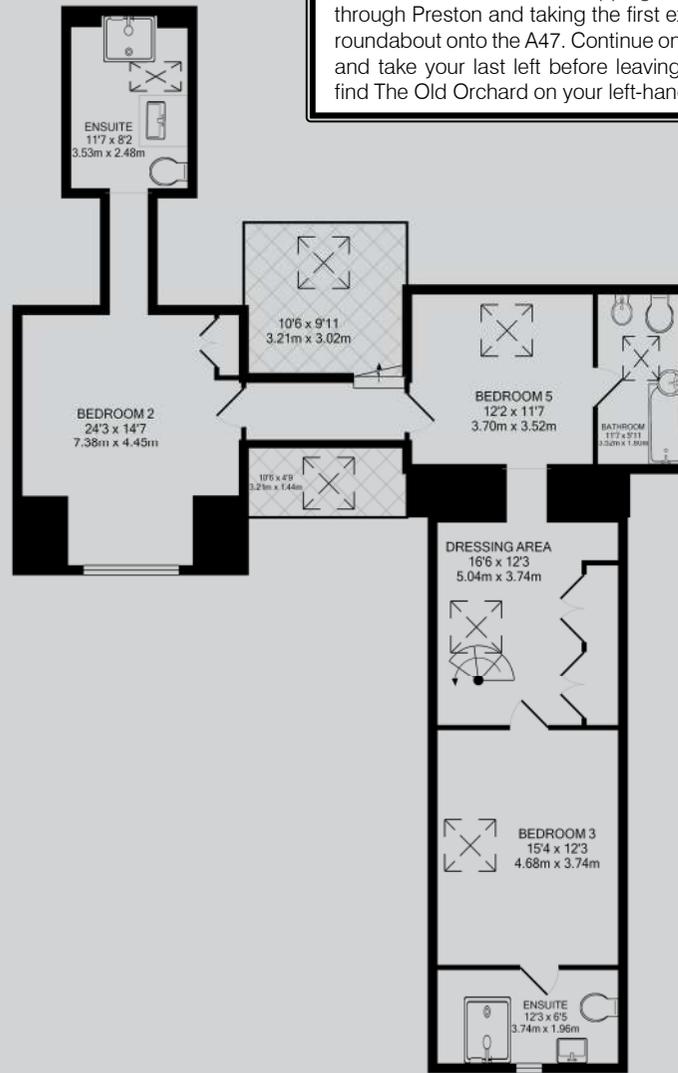


The Old Orchard, Spring Lane, Glaston, Rutland LE15 9BX
 House Total Approx Gross Internal Floor Area Incl. Garage = **3382 sq. ft / 314.2 sq. m**
 Measurements are approximate, not to scale, illustrative purposes only.

DIRECTIONAL NOTE
 Leave Oakham on the Uppingham Road continuing through Preston and taking the first exit at the Uppingham roundabout onto the A47. Continue on the A47 into Glaston and take your last left before leaving the village. You will find The Old Orchard on your left-hand side.



GROUND FLOOR



1ST FLOOR



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.