



3 LAMBLEY LODGE ROAD

BELTON IN RUTLAND, OAKHAM



KING WEST





KING WEST

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A beautiful three-bedroom cottage brimming with character, complete with a private enclosed garden, garage, and off-road parking, nestled in the picturesque rural village of Belton in Rutland.

3 Lambley Lodge Road,

Belton in Rutland, Oakham, LE15 9JY

Uppingham (4 miles), Oakham (9 miles), Stamford (15 miles), Peterborough (26 miles)
(Trains to Kings Cross in around 50 minutes) All distances are approximate.

- Stunning stone-built family home under a slate roof
- Country-style kitchen with utility room and pantry
- Bright conservatory/garden room
- Dining room, living room, and snug
- Spacious downstairs shower room with WC
- Three bedrooms with garden and countryside views
- Family bathroom with both bath and shower with separate downstairs shower room
- Large double garage with ample storage
- Electric-gated driveway with off-road parking
- Garden with lawn, patio, summerhouse, and storage shed

Set in the idyllic village of Belton-in-Rutland, this character-filled home blends timeless features with functional living spaces.

Situation

Nestled in the heart of England's smallest county, Belton in Rutland is a picturesque and sought-after village surrounded by rolling countryside. The village offers a tranquil rural lifestyle while still benefiting from excellent connectivity and amenities. Nearby, the historic market town of Oakham (approximately 5 miles away) provides a range of everyday conveniences, including boutique shops, restaurants, and a well-regarded weekly market. Uppingham, renowned for its prestigious Uppingham School, is just a short drive away, while Stamford and Leicester are within easy reach for broader shopping, dining, and cultural experiences.

For families, the area boasts outstanding educational opportunities. In addition to Uppingham School, the acclaimed Oakham School and Stamford Endowed Schools are nearby, along with several highly rated state primary and secondary schools.

Belton is well-positioned for travel links, with the A47 providing direct access to Leicester and Peterborough. Rail connections are available from Oakham and Market Harborough, offering regular services to London St Pancras and beyond. For leisure, the area's natural beauty is a key draw. Rutland Water, one of Europe's largest man-made lakes, is just a short drive away and provides a haven for outdoor enthusiasts, offering walking, cycling and sailing.

This charming village, with its blend of stunning countryside, convenient amenities, and excellent schooling, makes Belton in Rutland an ideal location for families, professionals, and retirees alike.

Description

Set in the idyllic village of Belton-in-Rutland, this character-filled home blends timeless features with functional living spaces. Thoughtfully designed and full of charm, it's a home that offers both comfort and practicality.

Upon entering, the reception hall / dining room immediately sets the tone with exposed stone walls, wooden flooring, and a feature fireplace. Spacious and full of character, it's a welcoming space for family gatherings.

The kitchen lies to the left, with country-style cabinetry, with wood effect countertops and integrated appliances. A walk-in pantry provides ample storage, while mullioned windows frame views of the garden. The adjoining utility room offers laundry facilities.

From the kitchen, the conservatory provides a light-filled retreat. Surrounded by glass, it captures views of the garden, patio, and open fields beyond. An exposed stone wall adds texture and warmth, while doors open to the outdoor areas for seamless indoor-outdoor living.

To the right of the entrance hall, the lounge offers a large yet cozy living space. Exposed beams, built-in storage, and garden-facing windows enhance the room's character. A wood burner with a reclaimed stone surround makes this a natural focal point. At the far end of the lounge, a snug provides a quiet and comfortable corner, ideal for reading or relaxation. Full of charm, it's a versatile space that adds to the home's appeal.

The ground floor also includes a shower room with WC and wash hand basin, a spacious storage cupboard, and internal access to the double garage.

The first floor is accessed via a staircase framed by an exposed stone wall. A generous landing leads to three bedrooms, a family bathroom, and additional storage.

The first bedroom offers flexibility, well-suited for use as a study. The family bathroom includes a bath, separate shower, WC, and wash hand basin, with a built-in airing cupboard for extra storage.

The guest bedroom is a bright double with fitted wardrobes, a feature fireplace, and views of the garden. The principal bedroom is a spacious double with dual-aspect windows, offering views of both the garden and the Rutland countryside.

Outside

The home is complemented by a double garage and a front garden with a two-tier courtyard, lawn, and dining terrace. The property also includes two sheds, one of which is suitable as a summerhouse. A gated driveway offers parking for several vehicles, with access to the rear of the house via a side gate.

This home offers a perfect balance of character, comfort, and countryside living.





General Remarks

Services

Mains water and electricity are connected. Oil central heating and private drainage. None of the services have been tested by the agents.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments are specifically excluded but may be available by separate negotiation.

Statutory Authority

Rutland county council.

Council Tax

Band E.

Tenure

Freehold.

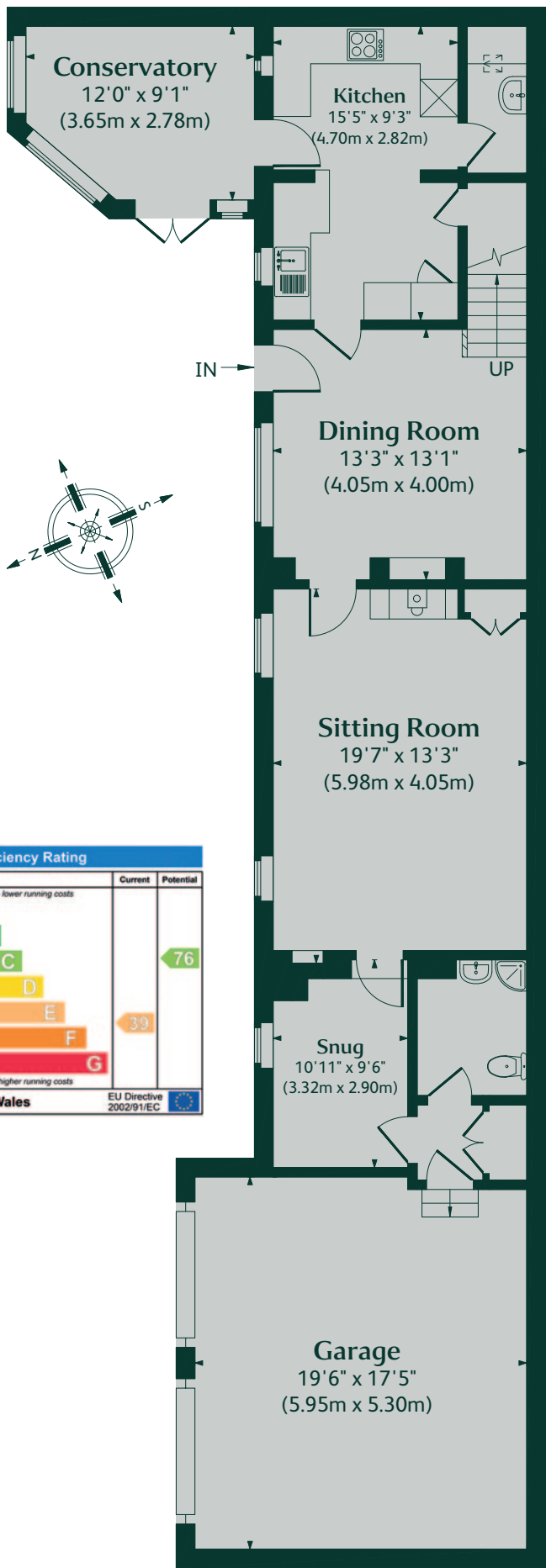
Viewing

The property may only be inspected by prior arrangement through King West, Tel: 01780 484520.

Directions

Take the A606 towards Stamford. After approximately 6 miles, turn left onto Main Street, following signs for Belton. Once in the village, continue along Main Street and take the first right onto Lambley Lodge Road. Number 3 is located a short distance down on the left-hand side.

Floorplans



Ground Floor

Approximate Gross Internal Area
Main House = 134 sq.m/1441 sq.ft
Garage = 31 sq.m/335 sq.ft
Total = 165 sq.m/1776 sq.ft



First Floor

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