



Grange Cottage

Main Street, Slawston

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A characterful cottage in an idyllic village setting with a backdrop of glorious countryside

This semi-detached cottage offers a newly refurbished and up-to-date living environment. The well-proportioned arrangement of rooms presents with fresh neutral décor which creates an ambience of calm for a relaxed and uncomplicated lifestyle. An enclosed and secluded private garden provides a restful outdoor haven whilst open countryside is on the doorstep.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



OUTSIDE PARKING



GARDEN



FREEHOLD



VILLAGE



1,391 SQ FT



**GUIDE PRICE
£625,000**



The property

Grange Cottage offers attractive architectural features, with the perfect blend of period charm combined with modern interior styling ideally suited to 21st century requirements. Beautiful wood-effect flooring provides cohesion and practicality, extending across the two light-filled ground floor reception rooms. There is one room to either side of the entrance hall and both feature charming fireplaces with inset log-burning stoves for a warming ambience. These mirror-image spaces present as a relaxed sitting room for downtime and an adjacent dining room which would provide the classic spot to host family and friends. With rustic terracotta-tiling to the floor, the spacious kitchen/breakfast room is centred around a recessed cream Aga stove and fittings include an extensive range of contemporary, wall and base level cabinetry and timber work surfaces. There is ample space to place a table for informal dining, whilst a glaze-panelled door connects the inside with the outside setting. Ancillary space is provided by a good sized utility room which incorporates a cloakroom facility.

On the first floor, step-level changes create interest and the calming colour palette continues. There are three evenly-sized rooms all benefitting from fitted wardrobe storage featuring latched, ledge and brace doors. The principal bedroom has access to a modern en suite shower room, whilst a well-appointed family bathroom completes the accommodation on offer in this appealing cottage.

Outside

A private lane gives access to a length of gravelled driveway, with an area of hardstanding alongside the cottage providing parking. Neatly clipped evergreen and beech hedging creates partition within the grounds and secluded outdoor settings are on offer between the adjoining neighbouring cottages. There are cool, soft surface grassed areas and a brick-paved terrace offers opportunities for al fresco dining.



Location

The property is situated in the semi-rural village of Slawston, which is home to the Church of All Saints and a village hall hosting local events and activities. The nearby village of Medbourne offers sports clubs, an inn with restaurant and a post office.

The village is located between the market towns of Uppingham in Rutland and Market Harborough in Leicestershire, with both providing a good range of facilities including independent shops, supermarkets, post offices, restaurants, pubs and galleries. Slightly further afield there is a larger shopping, cultural and leisure centre at Leicester.

Communication links are excellent with the A47, M1, A14 and M6 within easy reach for road users. Commuters can access rail services in Market Harborough for journeys into London St Pancras International (from 1 hour) and north to Nottingham. Well-regarded schooling in both the state and independent sector is available in the vicinity.



Distances

- Medbourne 2.2 miles
- Hallaton 2.3 miles
- Market Harborough 7 miles
- Uppingham 8.3 miles
- Oakham 14 miles
- Leicester 18 miles
- M1 (Junction 21) 20 miles

Nearby Stations

- Market Harborough 6.2 miles
- Corby 10.1 miles

Key Locations

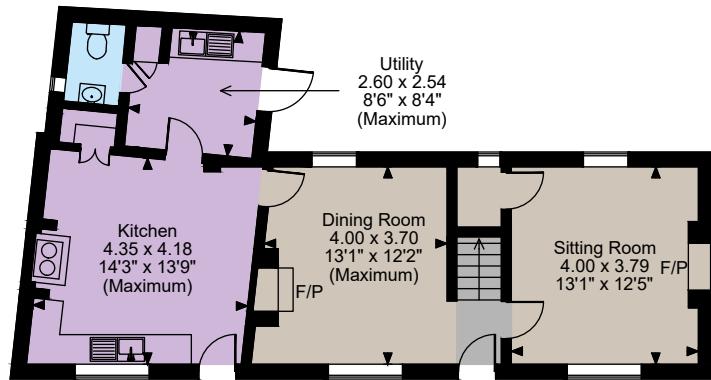
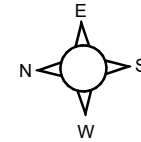
- Nevill Holt Opera
- Rutland Water
- Kilworth House Theatre
- Rockingham Castle
- East Carlton Country Park
- Wistow Maze

Nearby Schools

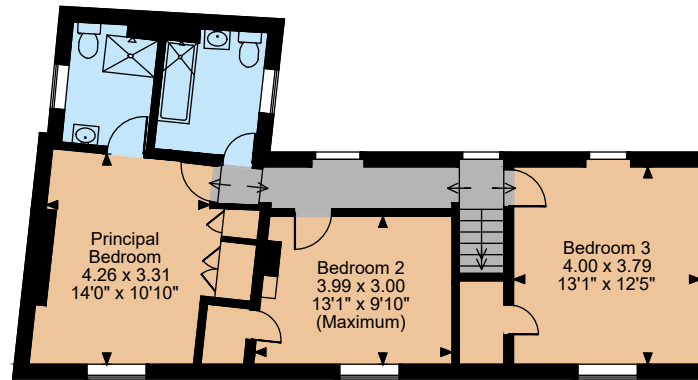
- Hallaton C of E Primary School
- Bringhurst Primary School
- Wilbarston C of E Primary School
- Uppingham Community College
- Oakham - Catmose College
- Brooke House College
- Leicester Grammar
- Spratton Hall



Grange Cottage Main Street, Slawston



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 1,391 sq ft (129 sq m)
For identification purposes only.

Directions

LE16 7UF

///what3words: kingdom.though.sunbeam - brings you to the frontage

General

Local Authority: Harborough District Council
Tel: 01858 828282

Services: Mains electricity, gas, water and drainage are connected. Gas fired central heating and hot water.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: D (£2,130.53 for 2024/25)

EPC Rating: C

Fixtures and Fittings: As per contract

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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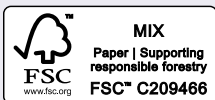
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