



Rose Cottage Blaston Road, Slawston, Market Harborough, Leicestershire

STRUTT & PARKER

Rose Cottage

Blaston Road, Slawston,
Market Harborough,
Leicestershire LE16 7UD

A handsome stone built
house with lovely views
of the village church

Market Harborough 7 miles
(London St Pancras from 56 mins),
Uppingham 10 miles,
Leicester 17 miles

Entrance hall | Sitting room
Dining room | Snug/study
Dining kitchen | Utility room
Cloak room

Four bedrooms | En suite shower room
House bathroom

South facing rear garden
Single garage | driveway parking

EPC rating C

Location

An attractive rural village, Slawston is located almost equidistant between the market towns of Market Harborough and Uppingham, amidst delightful rolling countryside. Mainline railway from Market Harborough reach London, St Pancras International in around an hour, whilst the regional centre of Leicester is also easily accessible.

The nearby Rutland Water and Eyebrook Reservoir also cater for a wide range of recreational pursuits. Surrounding villages offer well-respected schools in the state sector, with a number of private schools, including Oakham, Uppingham and Oundle, all within easy reach.

Accommodation

This stone built, detached house was constructed around 2004 and has wonderful views over open countryside and the village church.

The accommodation comprises of a dining kitchen with range cooker, and leading to the utility room with access into the single garage. The dual aspect drawing room has oak flooring, with a log burning stove set in a brick inglenook fireplace. Next is a snug/study. All three of these rooms have French doors to the south facing rear garden and stunning views of the village church. The dining room (currently used as a play room) has oak flooring, a range of handmade storage cupboards, and views over paddock land.

On the first floor the landing is large enough for a good piece of furniture, and leads to the Master bedroom with a range of fitted wardrobes and an ensuite shower room. There are three further bedrooms and the family bathroom with roll top bath and separate shower unit.





The rear garden is enclosed, south facing and with stunning views of the village church. The gravelled driveway leads to the garage and provide ample parking.

General

Method of sale: The property is offered for sale freehold with vacant possession upon completion.

Services: Mains water, gas, electricity and drainage are connected.

Council Tax: Band F

Local authority: Harborough District Council 01858 828 282

Rights of way, etc: The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, and way leaves, all or any other like rights, whether mentioned in these particulars or not.



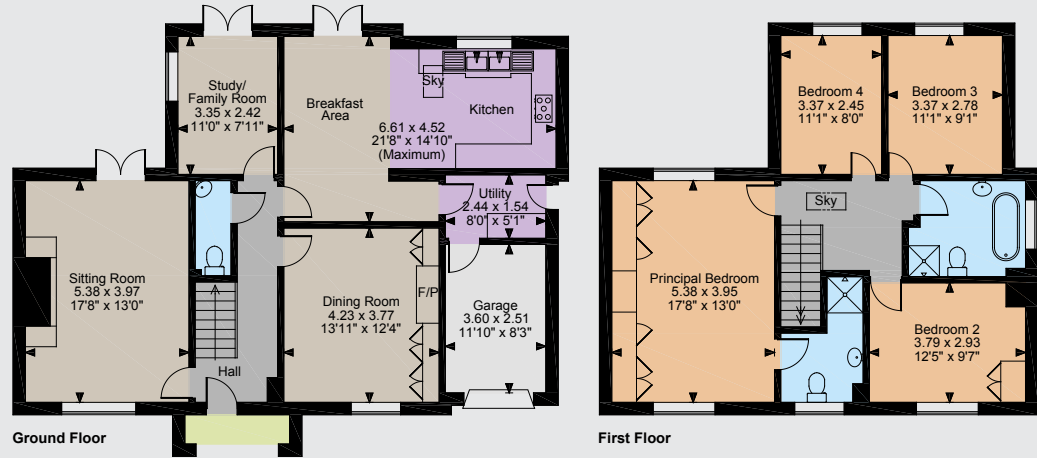
Directions

From Market Harborough take the A4304, just before the train station turn left up Great Bowden road, which becomes Station road. Take the Langton road, and then at the T Junction turn right onto Welham road. At the T Junction turn right onto Main Street signposted Hallaton and Blaston, and Rose Cottage is on your right highlighted by our board.

Floorplans

Main House internal area 1,738 sq ft (161 sq m)
Garage internal area 95 sq ft (9 sq m)

For identification purposes only.



Market Harborough

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55 offices across England and Scotland,
including 10 offices in Central London

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

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