



Spring Lane, Glaston
Oakham, Rutland, LE15 9BX

NEWTONFALLOWELL 

Spring Lane, Glaston

Oakham, Rutland, LE15 9BX

Guide Price £825,000

Set within the heart of the pretty village of Glaston is this extremely well presented and individually designed five bedroom detached family home offer light and airy accommodation throughout including an open plan kitchen / dining room, four reception reception rooms, two en-suite shower rooms and two bath / shower rooms. With versatile accommodation arranged over three floors, the property lends itself to a wide audience and has possibilities to create a second floor annex if required. Positioned on a generous plot along a quiet lane in Glaston, the property boasts easy access to the A47 with links to Peterborough & Leicester along with local access into the market towns of Uppingham, Oakham & Stamford. This mature wrap around plot offers a high degree of privacy along with a gated gravelled driveway, detached triple garage with office area over and mature shrubs and trees throughout.

As you enter Glaston House through the double doors at the front, you immediately get the sense of space with an open staircase and doors flowing through to the ground floor accommodation. Both reception rooms are filled with natural light and have direct access into the rear garden. The bay fronted living room is rather special with a feature fireplace also. The kitchen dining room is a fantastic family space with a large amount of wall and base units, worktop space and integral appliances. From the Kitchen you then have the downstairs WC, utility room and further access into the rear garden. From the galleried first floor landing there are four very generous double bedrooms, all with integral wardrobes and large windows. The master bedroom further features a private dressing room and en-suite shower room, whilst the guest bedroom has it's own en-suite shower room. This floor is completed by the three piece family bathroom. A staircase leads to the second floor landing where you have two further reception rooms which can be used as bedrooms if required as well as a modern three piece shower room & study. This floor would make a fantastic self contained annex if required or ancillary accommodation to the main house.

Built in a beautiful stone, this impressive property should be viewed internally to truly appreciate the size and space of accommodation on offer. A true one off.



Entrance Hall

16'6 x 10'7 (5.03m x 3.23m)

Living Room

29'1 x 15'3 (8.86m x 4.65m)

Sitting Room

16'2 x 10'2 (4.93m x 3.10m)

Kitchen /Dining Room

23'2 x 15'3 (7.06m x 4.65m)

Utility Room

8'8 x 5'5 (2.64m x 1.65m)

Hall

3'2 x 5'5 (0.97m x 1.65m)

W/C

5'5 x 2'6 (1.65m x 0.76m)

First Floor Landing

16'5 x 8'0 (5.00m x 2.44m)

Bedroom 1

18'2 x 15'4 (5.54m x 4.67m)

Dressing Room

5'9 x 4'9 (1.75m x 1.45m)

En-Suite

4'11 x 4'9 (1.50m x 1.45m)

Bedroom 2

18'2 x 15'3 (5.54m x 4.65m)

En-Suite

9'3 x 4'11 (2.82m x 1.50m)

Bedroom 3

15'3 x 10'6 (4.65m x 3.20m)

Bedroom 4

15'3 x 10'6 (4.65m x 3.20m)

Bathroom

10'1 x 6'1 (3.07m x 1.85m)

2nd Floor Landing

16'1 x 5'1 (4.90m x 1.55m)

Reception Room / Bedroom

15'4 x 15'3 (4.67m x 4.65m)

Reception Room / Bedroom

15'7 x 15'3 (4.75m x 4.65m)

Study

9'8 x 6'2 (2.95m x 1.88m)

Shower Room

9'8 x 5'7 (2.95m x 1.70m)

Triple Garage

28'0 x 18'3 (8.53m x 5.56m)



- Modern & Spacious Detached Family Home
- Five Spacious Bedrooms
- Four Reception Rooms
- Two En-Suites & Two Bath / Shower Rooms
- Desirable Plot with Easy Access to A47
- Open Plan Breakfast Kitchen & Two Reception Rooms
- Built In 2001 By Current Owners
- Potential No Onward Chain
- Gated Driveway, Triple Garage & External Home Office
- Energy Rating = C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any measurement detailed are approximate room sizes and as such are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



**NEWTON
FALLOWELL**

t: 01572 335005

e: oakham@newtonfallowell.co.uk

www.newtonfallowell.co.uk



