



**Spring Lane, Glaston**  
Oakham, Rutland, LE15 9BX

**Newton Fallowell** 

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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 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.

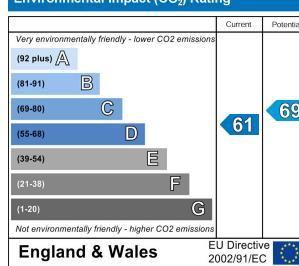
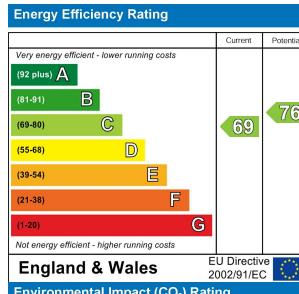


|                                 |                             |
|---------------------------------|-----------------------------|
| <b>Entrance Hall</b>            | 16'6 x 10'7 (5.03m x 3.23m) |
| <b>Living Room</b>              | 29'1 x 15'3 (8.86m x 4.65m) |
| <b>Sitting Room</b>             | 16'2 x 10'2 (4.93m x 3.10m) |
| <b>Kitchen /Dining Room</b>     | 23'2 x 15'3 (7.06m x 4.65m) |
| <b>Utility Room</b>             | 8'8 x 5'5 (2.64m x 1.65m)   |
| <b>Hall</b>                     | 3'2 x 5'5 (0.97m x 1.65m)   |
| <b>W/C</b>                      | 5'5 x 2'6 (1.65m x 0.76m)   |
| <b>First Floor Landing</b>      | 16'5 x 8'0 (5.00m x 2.44m)  |
| <b>Bedroom 1</b>                | 18'2 x 15'4 (5.54m x 4.67m) |
| <b>Dressing Room</b>            | 5'9 x 4'9 (1.75m x 1.45m)   |
| <b>En-Suite</b>                 | 4'11 x 4'9 (1.50m x 1.45m)  |
| <b>Bedroom 2</b>                | 18'2 x 15'3 (5.54m x 4.65m) |
| <b>En-Suite</b>                 | 9'3 x 4'11 (2.82m x 1.50m)  |
| <b>Bedroom 3</b>                | 15'3 x 10'6 (4.65m x 3.20m) |
| <b>Bedroom 4</b>                | 15'3 x 10'6 (4.65m x 3.20m) |
| <b>Bathroom</b>                 | 10'1 x 6'1 (3.07m x 1.85m)  |
| <b>2nd Floor Landing</b>        | 16'1 x 5'1 (4.90m x 1.55m)  |
| <b>Reception Room / Bedroom</b> | 15'4 x 15'3 (4.67m x 4.65m) |
| <b>Reception Room / Bedroom</b> | 15'7 x 15'3 (4.75m x 4.65m) |
| <b>Study</b>                    | 9'8 x 6'2 (2.95m x 1.88m)   |
| <b>Shower Room</b>              | 9'8 x 5'7 (2.95m x 1.70m)   |
| <b>Triple Garage</b>            | 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





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Total area: approx. 299.1 sq. metres (3219.1 sq. feet)

This plan is for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors.  
Plan produced using PlanUp.

