



PIPPINS

— GLASTON —



Tucked away at the end of Spring Lane in the delightful Rutland village of Glaston, discover Pippins, a 4-bedroom detached home, awaiting the next chapter to be penned. Secluded and serene, the home offers tranquillity and privacy and is bursting with potential.

A WARM WELCOME

Approaching the home, a sweeping gravel driveway welcomes you, leading to the entrance framed by double doors. Stepping inside, the entrance hallway offers a handy guest cloakroom.



EASY FLOW

The ground floor unfolds seamlessly, unveiling a series of beautifully appointed rooms. The formal sitting room exudes luminosity, courtesy of windows on three sides offering enchanting garden views, and an inviting open fire for cosy winter evenings. Step through into the dining room, where a picturesque bay window frames garden views, with a door that beckons you to the garden terrace.

The kitchen awaits, featuring views of both the front and rear garden, and with space to add a dining table and chairs for day to day dining with family. Adjoining the kitchen is the family room with a bay window to the front, and French doors leading to the garden room where more splendid garden views can be savoured.



PRACTICAL SPACES

Completing the ground floor is a generously-sized study ideal for working and studying from home, a laundry room with access to the integral garage and garden, and a lobby area that ushers you back to the driveway.



SWEET SLUMBER

Pippins is currently configured as a four-bedroom home. Ascending the staircase to the first floor, the first bedroom beckons. Dual aspect, this light and airy bedroom is home to wonderful garden and field views. Two further bedrooms, both overlooking the rear garden, and a spacious family bathroom await.



YOUR PRIVATE SANCTUARY

Arriving at the capacious principal suite, a serene seating area precedes the en suite shower room, leading into the bedroom with a window to the rear granting peaceful garden views. A spacious dressing room and walk-in wardrobe complete this luxurious retreat. Perhaps consider the potential to create a fifth bedroom or nursery here.





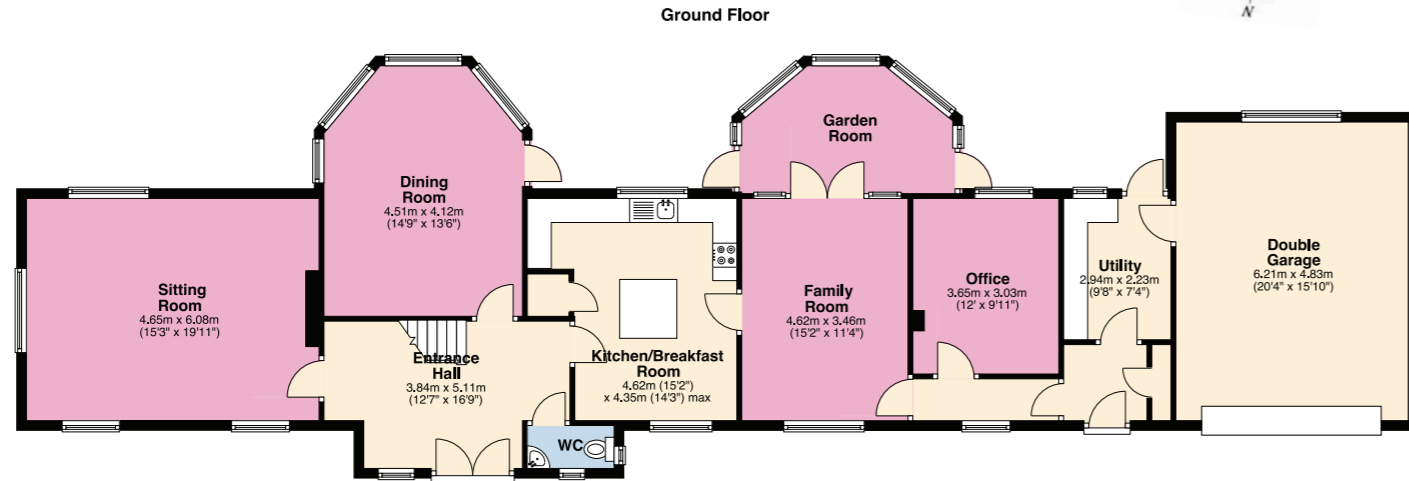
STEP OUTSIDE

Sitting on a plot of over half an acre and surrounded by a charming stone wall, Pippins boasts terraced and lawned gardens enveloped by mature trees, shrubs, and flowers, creating an idyllic backdrop for outdoor dining, children's play, and enthusiastic gardeners alike.

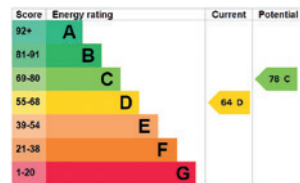
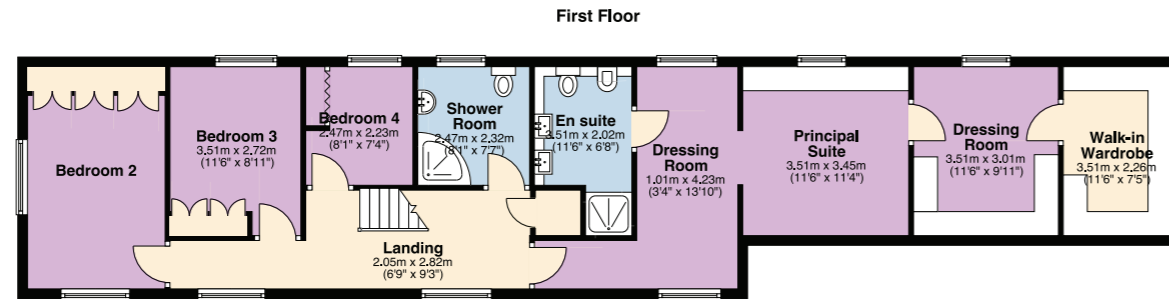


THE FINER DETAILS

Freehold
 Detached
 Constructed 1975
 Plot approx. 0.6 acre
 Gas central heating
 Mains electricity, water and sewage
 Rutland County Council, tax band F
 EPC rating D



Ground Floor: approx. 167.2 sq. metres (1799.6 sq. feet)
 First Floor: approx. 99.9 sq. metres (1075.0 sq. feet)
 Total area: approx. 267.1 sq. metres (2874.6 sq. feet)



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ON YOUR DOORSTEP

Welcome to the rural retreat of Glaston, a friendly village embraced by the Rutland countryside. Rural, but not remote, Glaston is conveniently situated for the A47, and is perfectly poised between Leicester and Peterborough, making it ideal for commuters who are yearning for a quiet, country haven to return home to after a busy day's work. Connections to London by rail are available at both Peterborough and Corby.

Pull on your boots and discover the delights on your doorstep, including the picturesque St Andrew's Church. Explore the local woodland, perfect for walkers and those with an interest in wildlife and nearby Rutland has over 4,200 acres of open countryside to further explore. From cycling to fishing and watersports, whether exhilaration or relaxation is your aim, there is plenty to appeal to all ages and abilities.

Families are well-placed, just a couple of miles from the three excellent local market towns of Uppingham, Oakham and Stamford, each with fantastic state and independent schooling options.

LOCAL DISTANCES

Uppingham 2.5 miles (6 minutes)
Oakham 6 miles (12 minutes)
Stamford 10 miles (18 minutes)
Peterborough 20 miles (31 minutes)
Leicester 21 miles (42 minutes)



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