



14 Oval Close, North Luffenham, Rutland, LE15 8LB
Offers Over £350,000



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DESCRIPTION

Detached house with single garage, off-road parking and privately screened rear garden set in a quiet cul-de-sac within a well-regarded Rutland village of North Luffenham.

Benefiting from oil central heating and double glazing, the property offers accommodation arranged over two storeys and briefly comprising:

GROUND FLOOR: Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room; FIRST FLOOR: three Bedrooms (two good-size doubles and one single), Family Bathroom, separate WC.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Replacement double-glazed front entrance door with matching side panel, radiator, coving to ceiling, staircase with turned spindles leading to first floor, under-stairs storage cupboard, window to front.

Sitting Room 5.31m x 3.10m (17'5" x 10'2")

Dual-aspect reception room featuring Dimplex electric fire set in Adam-style fireplace with marble-effect inset and matching raised hearth, radiator, wall-light points, central rose and coving to ceiling, window to front, French doors giving access to rear garden.

Dining Room 2.87m x 3.10m (9'5" x 10'2")

Radiator, dado rail, wall-light point, central rose and coving to ceiling, archway to Kitchen, window to front.

Kitchen 2.41m x 4.65m (7'11" x 15'3")

Range of fitted units incorporating granite work surfaces with matching splashbacks, inset single drainer sink with mixer tap, base cupboard and drawer units, matching eye-level wall cupboards and glass-fronted display cabinet.

Included in the sale is freestanding Zanussi electric double-oven cooker and freestanding Bosch dishwasher. There is under-counter space and plumbing for washing machine.

Radiator, ceiling spotlights, window providing attractive outlook over rear garden.

Utility Room 1.96m x '0.61m (6'5" x '2")

Fitted granite worktop with matching splashback, wall-mounted cupboards, Myson Velare oil-fired central heating boiler, vent for tumble dryer.

Included in the sale is freestanding LG fridge-freezer.

Window and double-glazed external door to rear garden.

FIRST FLOOR

Landing

Built-in airing cupboard housing lagged hot water cylinder, immersion heater and slatted shelving, radiator.

Bedroom One 3.02m x 3.96m (9'11" x 13'0")

Built-in single wardrobe, radiator, recessed ceiling spotlights, coving to ceiling, window to front.

Bedroom Two 3.58m x 3.12m (11'9" x 10'3")

Built-in single wardrobe, radiator, loft access hatch, coving to ceiling, dual-aspect windows to front and side.

Bedroom Three 2.21m x 2.69m (7'3" x 8'10")

Built-in single wardrobe, radiator, coving to ceiling, window to rear.

Bathroom 1.68m x 2.21m (5'6" x 7'3")

White suite of wash hand basin and panelled bath with Mira power shower above and glass shower screen, fully tiled walls, radiator, heated towel rail, two obscure windows to rear.

WC

White suite of low-level WC and corner wash hand basin, tiled walls to dado height, obscure window to rear.

OUTSIDE

Attached Single Garage

Light and power, Hormann electric garage door to front, window to side.

Front Garden

The open-plan front garden is laid mainly to lawn with conifer to border and adjoining tarmac driveway which gives access to the garage and provides additional off-road parking for two cars.

A hand gate to the side of the house links front and rear of the property.

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Rear Garden

The fully enclosed rear garden is privately screened by various established shrubs, bushes and conifers and has been landscaped to feature a raised, paved patio area immediately to the rear of the house, adjoining gravelled terrace and shaped lawn with stepping stones.

Included in the sale is timber garden shed.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Oil central heating (served by a 1,300 litre oil tank)

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast
Mobile signal availability:
Indoor: O2 - voice and data limited; EE, Three, Vodafone - no voice or data;
Outdoor: O2, EE, Three, Vodafone - voice and data likely.
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

NORTH LUFFENHAM

North Luffenham is a delightful village virtually in the centre of Rutland and ideally located for commuting to a number of centres including Oakham,

Uppingham and Stamford, with towns and cities further afield such as Peterborough, Kettering, Corby, Leicester, Melton Mowbray. It is not far from the A1 Great North Road (approximately 4 miles), and this affords good driving to a number of other locations. There are also railway stations at Oakham and Stamford with connections to the Midlands, together with a good service to Peterborough and from there are many trains to London.

Within the village itself are a number of facilities including a church, a public house, bowls and cricket clubs. Other facilities are available in adjoining villages such as shops, doctors surgery etc., but for weekly shopping Stamford, Oakham and Uppingham are handy where there are a good range of shops catering for most needs.

the schools in the area are many and varied. In addition to the village school for juniors there are buses which collect them for further education and of course a good range of private schools throughout the district.

In terms of sporting facilities, there are number of golf courses, rugby clubs, tennis clubs, etc. Rutland Water is also only a few minutes' drive away and there one can enjoy sailing, fishing or just a stroll around the lake.

DIRECTIONS

Leave Stamford on the A6121 Tinwell Road, continuing through Ketton and bearing right where

sign-posted North Luffenham. Turn right at the crossroads onto the Edith Weston Road where Oval Close will be found on the left hand side.

COUNCIL TAX

Band D
Rutland County Council, Oakham 01572-722577

FLOOD RISK

There is no flood risk for this property.
This home is not at risk of flooding from rivers and seas.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular

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points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or

lessees in inspecting properties which have been sold, let or withdrawn.

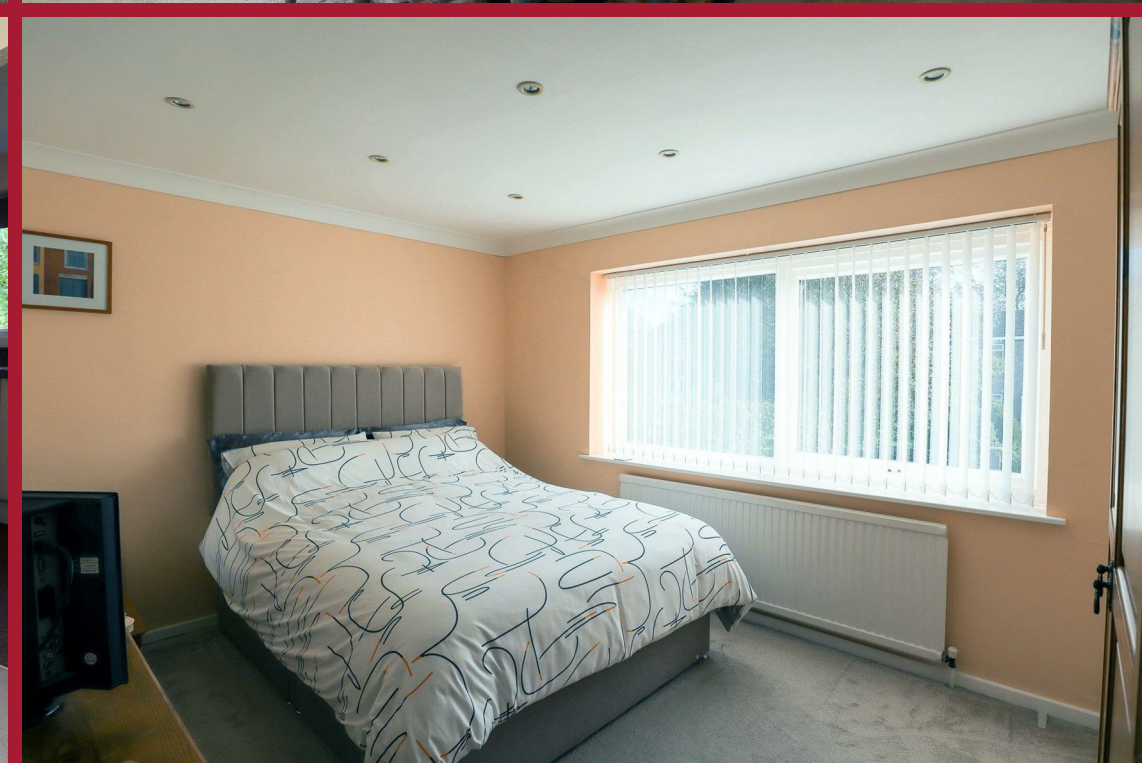
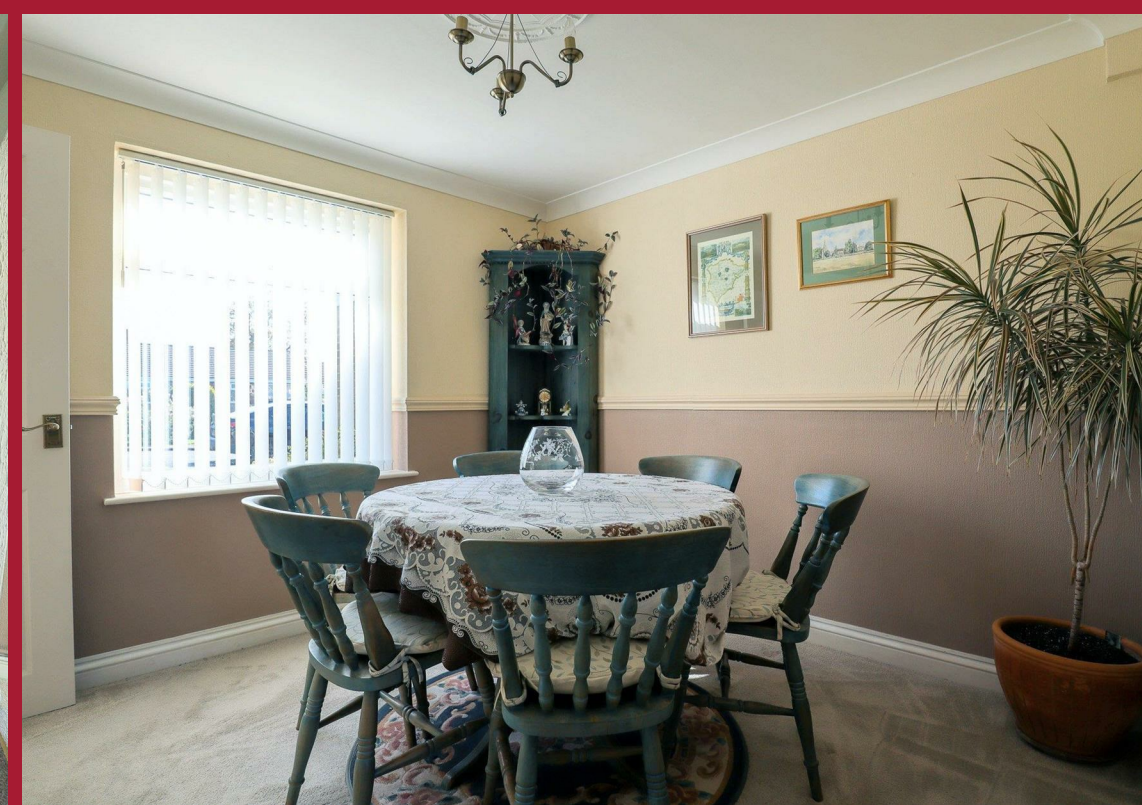
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.







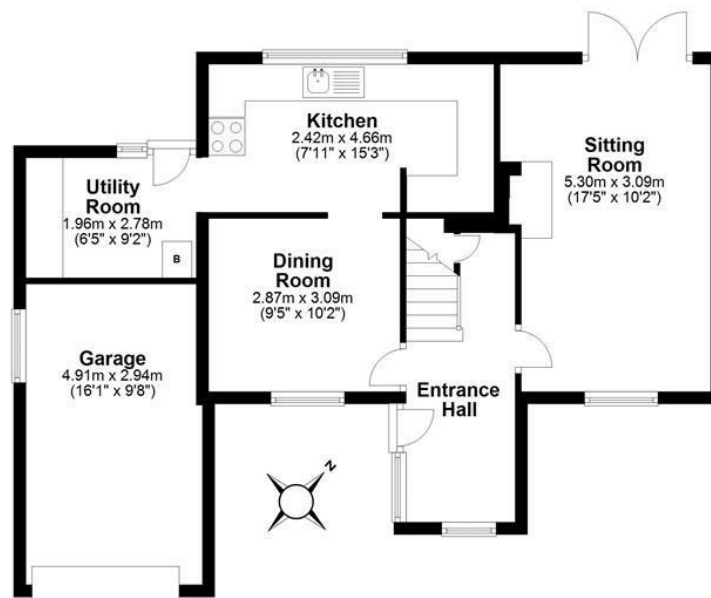




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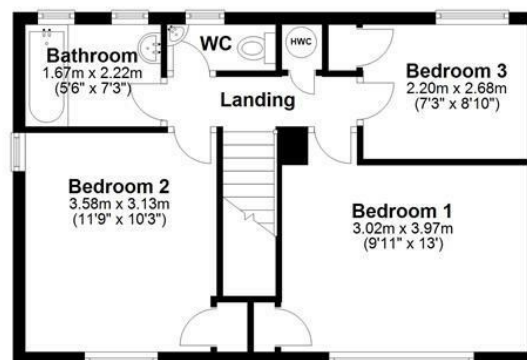
Ground Floor

Approx. 68.3 sq. metres (734.8 sq. feet)



First Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



Total area: approx. 111.7 sq. metres (1202.6 sq. feet)

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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