



**83 Ladywell, Oakham, Rutland, LE15 6DB**  
**Offers In Excess Of £160,000**



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

**83 Ladywell, Oakham, Rutland, LE15 6DB**  
**Tenure: Freehold**  
**Council Tax Band: B (Rutland County Council)**



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## DESCRIPTION

A well-maintained end-terrace house with an allocated parking space, integral store and attractive, private, low-maintenance courtyard garden situated within easy walking distance of Oakham town centre and its amenities.

The accommodation benefits from gas-fired central heating system (new boiler installed in 2024), double glazing and new carpets throughout. The interior briefly comprises:

GROUND FLOOR: Porch, Lounge, Breakfast Kitchen; FIRST FLOOR: two Bedrooms, Bathroom.

The property is available with NO CHAIN.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

UPVC double-glazed entrance door, internal door leading to Lounge.

#### Lounge 4.50m x 3.48m (14'9" x 11'5")

Radiator, dual aspect with window to front and French doors to courtyard garden, internal door to Breakfast Kitchen.

#### Breakfast Kitchen 3.66m x 3.58m (12'0" x 11'9")

Range of modern fitted units incorporating wood-effect work surfaces with mosaic tiled splashbacks,

inset single drainer stainless steel sink with mixer tap, cream-fronted base cupboard and drawer units, matching eye-level wall cupboards and glass-fronted display cabinet.

There are brand new integrated appliances comprising Logik electric oven and electric hob. There is undercounter space and plumbing for washing machine and space for a tall fridge-freezer.

Radiator, tiled floor, spotlights, staircase leading to first floor, understairs cupboard, window to front.

### FIRST FLOOR

#### Landing

Built-in airing cupboard housing hot water cylinder, loft access hatch.

#### Bedroom One 3.48m x 3.45m (11'5" x 11'4")

Double bedroom with radiator and window to side.

#### Bedroom Two 2.26m x 3.48m (7'5" x 11'5")

Good-size single bedroom with radiator and window to front.

#### Bathroom 2.26m x 2.18m into sink recess (7'5" x 7'2" into sink recess)

White suite comprising low-level WC, hand basin set within vanity unit with cupboards beneath and panelled bath with Triton shower (new bath and shower installed in 2023) above.

Radiator, tiled splashbacks, window to front.

## OUTSIDE

### Integral Brick Store

Housing Vaillant gas central heating boiler.

### Parking

The property includes an allocated parking space adjacent to the property.

### Gardens

To the front of the property there is a small, open-plan, gravelled area with cold tap and shrub border.

A hand gate to the side of the house leads into a very private, walled courtyard which has been attractively hard-landscaped for ease of maintenance.

## SERVICES

Mains electricity

Mains water supply

Mains sewerage

Gas central heating (boiler installed in 2024 and has 4 years of guarantee remaining)

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast, Ultrafast  
Mobile signal availability:  
Indoor: EE, Three, Vodafone - voice and data limited;  
O2 - voice limited, data - none;  
Outdoor: EE, Three, Vodafone, O2 - voice and data likely.

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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.

### **OAKHAM**

Oakham is a lovely market town being the administrative centre for Rutland. It is popular with commuters and is within travelling distance of a number of other centres including Peterborough, Leicester, Nottingham, Melton Mowbray, Grantham, Stamford, Kettering and Corby. In addition, there is a railway station in the town and there are services to Leicester, Birmingham and Peterborough. There are direct train routes to London from Leicester and Peterborough.

Within the town there is a good range of shops which cater for most needs, together with a produce market each Wednesday and Saturday. There is also a good range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children of most ages. Preparatory education on a private basis is available at Brooke Priory.

Sporting facilities in the area are many and varied and include cricket, golf, football, tennis, rugby football, bowls together with a number of leisure pursuits

which can be enjoyed at Rutland Water which is just to the east of Oakham and these include sailing, windsurfing and fly fishing.

### **COUNCIL TAX**

Band B  
Rutland County Council, Oakham 01572-722577

### **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 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.

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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.

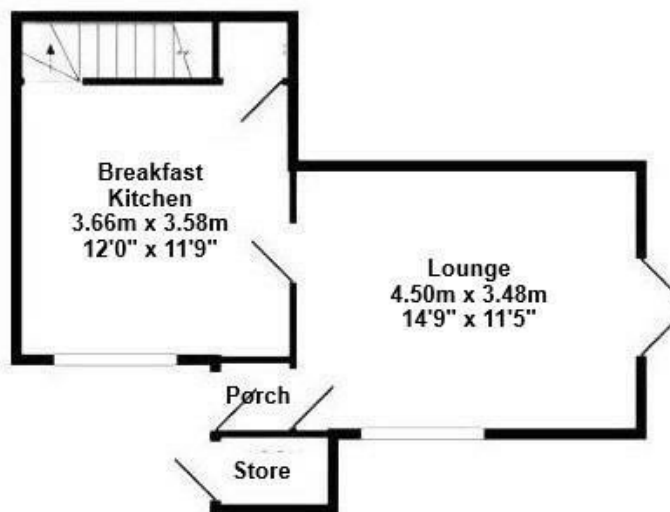






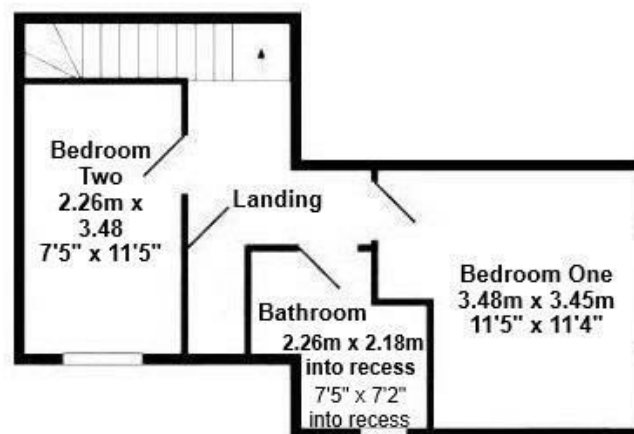


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GROUND FLOOR

Not to scale - for identification purposes only



FIRST FLOOR

### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>88</b> |
| (69-80) <b>C</b>                            | <b>72</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England & Wales

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