

7 Noel Avenue, Oakham, Rutland, LE15 6SQ

£335,000

MURRAY

Chartered Surveyors & Estate Agents

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

7 Noel Avenue, Oakham, Rutland, LE15 6SQ
Tenure: Freehold
Council Tax Band: C (Rutland County Council)

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DESCRIPTION

Extended, detached property with single garage, ample off-road parking and good-size, low-maintenance garden with summerhouse situated in a popular residential area on the edge of Oakham.

Benefiting from gas central heating, solar panels and full double glazing, the well-maintained accommodation briefly comprises:

GROUND FLOOR: Entrance Hall, Living Room, refitted, modern shaker-style Kitchen/Diner, Utility Room, WC;

FIRST FLOOR: Master Bedroom with en-suite Shower Room, two further Bedrooms (a double and a single), Family Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 3.45m x 1.91m (11'4" x 6'3")

UPVC double-glazed main entrance door with glazed side panel, radiator, laminate flooring, spotlights, stairs to first floor.

Living Room 3.89m max x 3.81m (12'9" max x 12'6")

Feature surround and raised hearth with adjoining matching display plinths, radiator, dimmer light switch, wall-light points, picture window to front.

Open-plan Kitchen/Diner 3.76m x 5.82m (12'4" x 19'1")

Kitchen Area

Refitted in modern shaker style with a range of attractive units incorporating timber-effect worktops with upstand extending to breakfast bar area, inset sink with mixer tap above, base cupboards and drawers, matching eye-level wall cupboards and integrated slimline Hotpoint dishwasher.

Space for range-style cooker with contrasting tiled splashback and stainless steel extractor hood above, space for upright fridge-freezer.

Understairs storage cupboard, laminate flooring, recessed ceiling spotlights, window overlooking rear garden.

Dining Area

Radiator, laminate flooring, recessed ceiling spotlights, window and French doors to rear garden.

Utility Room 3.28m max x 2.16m (10'9" max x 7'1")

Fitted modern units incorporating timber-effect worktop with upstand and inset sink, cupboards beneath and matching eye-level cupboards above.

Undercounter space with plumbing for washing machine and undercounter space for tumble dryer.

Radiator, tiled floor, internal door to WC, window and external double-glazed door to rear garden.

WC 0.81m x 1.27m (2'8" x 4'2")

White suite of low-level WC and wall-mounted hand basin with tiled splashback, chrome heated towel rail, tiled floor.

FIRST FLOOR

Landing

Built-in airing cupboard housing hot water cylinder, window to side.

Bedroom One 3.94m max x 3.35m incl wardrobes (12'11" max x 11'0" incl wardrobes)

Two fitted double wardrobes with sliding doors, radiator, window to front.

En-suite Shower Room 1.70m x 1.80m (5'7" x 5'11")

White suite comprising low-level WC and pedestal hand basin with mixer tap, corner shower cubicle with Mira shower over, tiled walls, tiled floor, chrome heated towel rail, spotlights with dimmer switch, extractor fan.

Bedroom Two 3.25m + wardrobe x 3.07m (10'8" + wardrobe x 10'1")

Built-in double wardrobe with sliding doors, hand basin set in unit with adjoining wood vanity top and cupboards beneath, radiator, window to rear.

Bedroom Three 2.69m max x 2.41m (8'10" max x 7'11")

Built-in cupboard, radiator, window to front.

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Bathroom 1.70m x 2.67m (5'7" x 8'9")
White suite comprising low-level WC, hand basin with mixer tap set in vanity unit with cupboards beneath and panelled bath with Mira shower over, separate corner shower cubicle, fully tiled splashbacks, radiator, recessed ceiling spotlights, window to rear.

OUTSIDE

Integral Single Garage 4.09m x 2.31m max (13'5" x 7'7" max)
Light and power, manual up-and-over door, Baxi gas central heating boiler.

Front Garden
The open-plan front garden is hard-landscaped to give access to the garage and provide off-road parking for several vehicles.

Rear Garden
The fully enclosed rear garden enjoys south-easterly aspect and has been arranged on two levels (with connecting shallow steps and ramp) to feature extensive paved terraces and an area of lawn.

Included in the sale is a large summerhouse.

Outside tap.

Summerhouse 4.78m x 4.80m (15'8" x 15'9")
Wood construction with light and power, two windows, double doors to rear garden and solar panels on the roof.

SERVICES
Mains electricity
Mains water supply
Mains sewerage
Gas central heating
Solar panels

According to https://checker.ofcom.org.uk/
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor and in-home
O2 - good outdoor, variable in-home
Three - good outdoor
Vodafone - good outdoor
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 C
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.

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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.

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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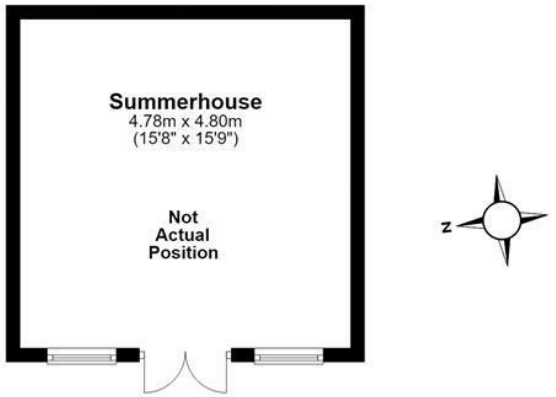
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Ground Floor

Main area: approx. 51.9 sq. metres (558.4 sq. feet)

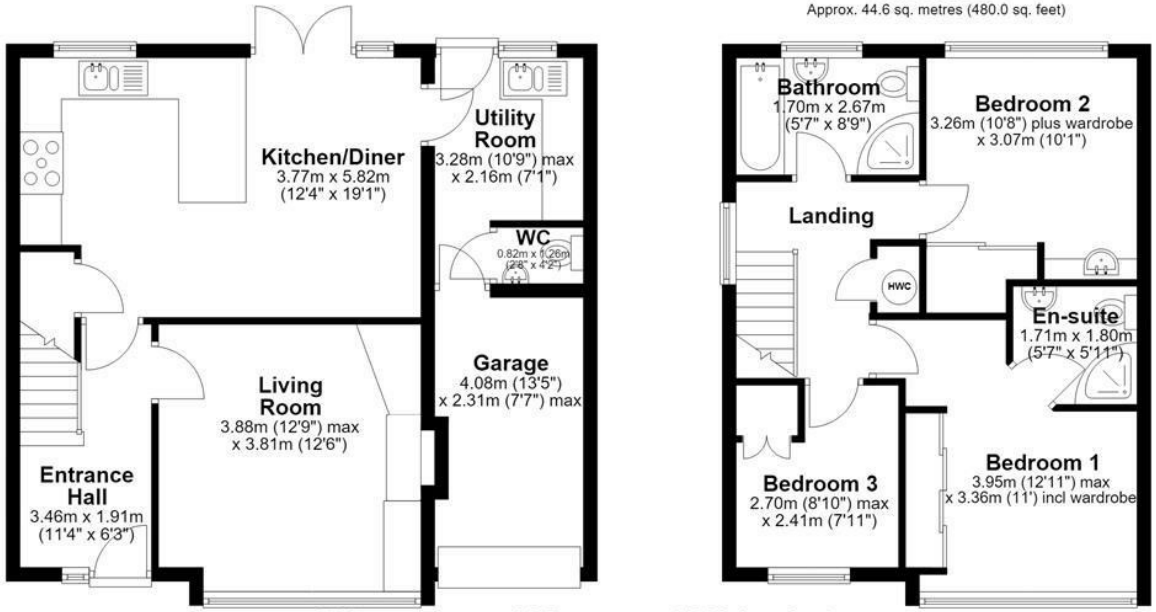
Plus garages, approx. 9.4 sq. metres (101.4 sq. feet)

Plus summerhouse, approx. 22.9 sq. metres (246.8 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



Main area: Approx. 96.5 sq. metres (1038.4 sq. feet)

Plus garages, approx. 9.4 sq. metres (101.4 sq. feet)

Plus summerhouse, approx. 22.9 sq. metres (246.8 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.

