



Trelawny Schofield Road, Oakham, Rutland, LE15 6FW
Guide Price £325,000



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Trelawny Schofield Road, Oakham, Rutland, LE15 6FW

Tenure: Freehold

Council Tax Band: D (Rutland)



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DESCRIPTION

An attractive detached house with single garage, off-road parking and enclosed rear garden situated within an established residential area on the edge of Oakham.

Benefiting from Hive-controlled gas central heating system and full double glazing, the property offers tastefully presented accommodation with new carpets. The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Sitting Room, Kitchen/Diner; FIRST FLOOR: Master with en-suite Shower Room, two further Bedrooms, Family Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 2.26m x 1.78m (7'5" x 5'10")

UPVC double-glazed front entrance door, radiator, stairs leading to first floor.

Cloakroom/WC 0.94m x 1.98m (3'1" x 6'6")

White suite comprising low level WC, pedestal hand basin with Roper Rhodes taps, Heritage toilet roll holder, towel rail and toilet handle with tiled splashback, radiator, window to side.

Sitting Room 4.57m max x 2.97m (15'0" max x 9'9")

Feature fireplace with wood surround, marble inset, raised hearth and point for electric stove, radiator, bay window to front, window to side.

Kitchen/Diner 4.95m max x 4.27m max (16'3" max x 14'0" max)

Range of fitted units incorporating work surfaces with tiled splashbacks, inset single drainer sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards with ambient lighting beneath. Integrated appliances comprise Bosch electric oven and hob with extractor above. Undercounter space and plumbing for washing machine, two further undercounter appliance spaces.

Radiator, wall-mounted gas central heating boiler, understairs cupboard housing Hive heating thermostat, recently installed spotlighting, access to roof space, two windows overlooking rear garden.

FIRST FLOOR

Landing

Built-in airing cupboard housing hot water cylinder, radiator, loft access hatch, window overlooking rear garden.

Master Bedroom 3.12m x 2.97m (10'3" x 9'9")

Archway leading to area with fitted wardrobes and access to en-suite Shower Room, radiator, window to front.

En-suite Shower Room 1.45m x 2.26m (4'9" x 7'5")

White suite of low-level WC and pedestal hand basin, with Heritage toilet handle, toilet roll holder and towel rail, fully tiled shower cubicle with mains shower, matching part-tiled walls, radiator, shaver point, extractor fan, window to side.

Bedroom Two 3.15m x 2.69m (10'4" x 8'10")

Walk-through lobby area with a wardrobe, radiator, window to front.

Bedroom Three 2.84m x 2.29m (9'4" x 7'6")

(currently used as Study)
Radiator, window overlooking rear garden.

Family Bathroom 1.68m x 2.69m (5'6" x 8'10")

White suite comprising low-level WC, pedestal hand basin and panelled bath with mixer shower attachment, Heritage taps, shower head, toilet handle and seat, fully tiled splashbacks, radiator, extractor fan, window to rear.

OUTSIDE

Single Garage 4.57m max x 2.97m (15'0" max x 9'9")

Carpeted, with light and power, newly installed electric sectioned Teckentrup garage door and personnel door to rear garden.

Front Garden

To the front of the property is a lawned area, path to front entrance porch and tarmac driveway which leads to integral single garage and provides additional off-road parking.

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Rear Garden

The east-facing rear garden is enclosed by fencing and comprises lawn with well-stocked, established borders and gravelled seating area. There is an outside tap.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability:

Mobile signal availability:

EE - good outdoor and in-home

O2 - good outdoor

Three - good outdoor and in-home

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

British Rail station in the town and there are services to Leicester, Birmingham and Peterborough, where at the latter location there is a good train service to London, King's Cross.

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 D

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 - 4.00

Bank Holidays 10.00 - 2.00

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

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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.

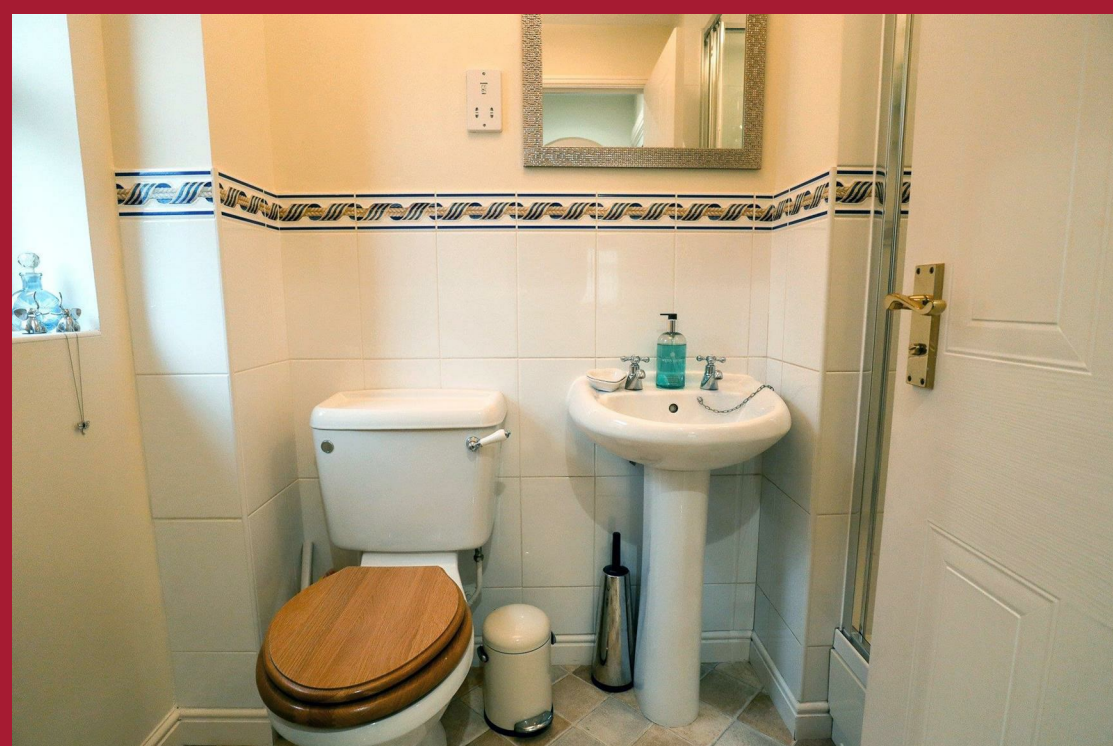
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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









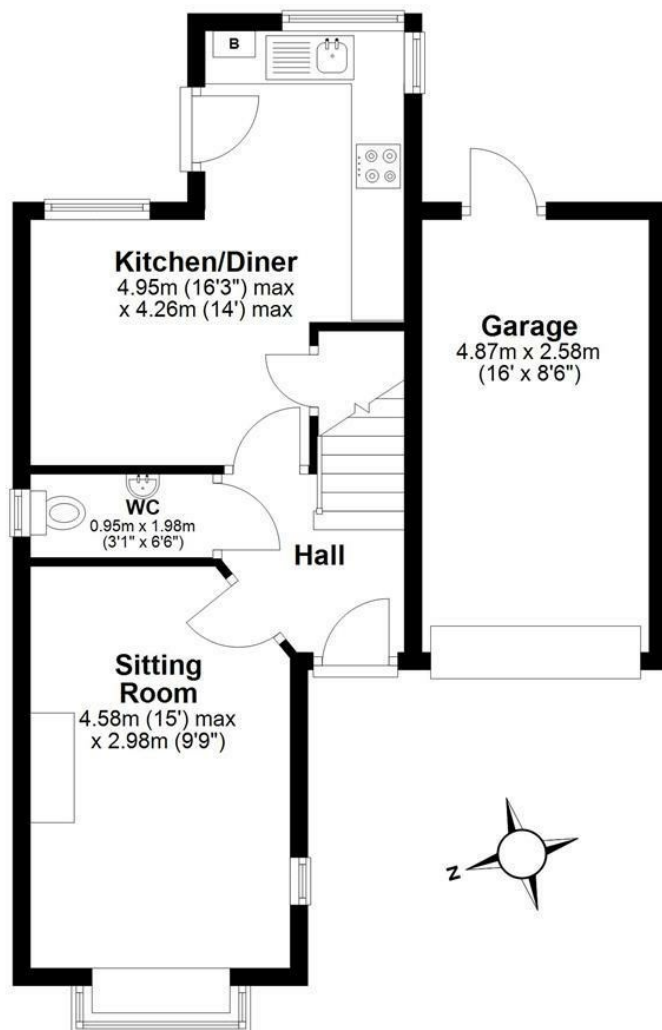




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Ground Floor

Main area: approx. 36.9 sq. metres (397.6 sq. feet)
Plus garages, approx. 13.3 sq. metres (142.7 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



Main area: Approx. 82.6 sq. metres (889.0 sq. feet)

Plus garages, approx. 13.3 sq. metres (142.7 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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		
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