



18 Hardwick Close, Oakham, Rutland, LE15 6FF
Asking Price £415,000



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18 Hardwick Close, Oakham, Rutland, LE15 6FF

Tenure: Freehold

Council Tax Band: E (Rutland County Council)



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DESCRIPTION

Attractive four bedroomed detached family property with single garage, off-road parking and beautiful landscaped gardens situated in the popular residential area towards the edge of town.

The property has been very well maintained throughout, benefits from gas central heating and double glazing and offers well proportioned accommodation which can be summarised as follows:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Sitting Room with feature fireplace, Dining Room, Kitchen/Diner, Utility Room; FIRST FLOOR: Master Bedroom with en-suite Shower Room, two further double Bedrooms, single Bedroom, Family Bathroom.

ACCOMMODATION

GROUND FLOOR

Covered Entrance Porch

Paving, part glazed front door with leaded light glazed panel to side giving access to Entrance Hall.

Entrance Hall

Matt well, radiator, staircase leading to first floor.

Cloakroom/WC 1.63m x 0.71m (5'4" x 2'4")

Coloured suite comprising low level WC and hand basin, radiator, extractor fan.

Sitting Room 4.80m plus bay x 2.54m (15'9" plus bay x 8'4")

Feature stone effect fireplace with raised granite hearth housing electric fire, two radiators, archway to Dining Room, leaded bay window to front elevation.

Dining Room 3.18m x 2.97m (10'5" x 9'9")

Radiator, French doors giving access to paved patio and rear garden beyond.

Kitchen/Diner 3.18m max x 4.85m (10'5" max x 15'11")

comprising:

Kitchen Area

Range of oak fronted fitted units incorporating inset 1.5 bowl single drainer sink with mixer tap above, adjoining cream formica work surface with tiled splashbacks, cupboard and drawer units beneath, matching eye level wall cupboards, inset four ring gas hob with extractor hood above, inset eye level Neff double oven, inset dishwasher, further work surface with feature display cabinet above.

Ceramic tiled floor, window overlooking rear garden.

Dining Area

Radiator, ceramic tiled floor, patio doors leading to rear garden.

Utility Room 1.57m x 2.21m (5'2" x 7'3")

Oak fronted floor and wall mounted units with cream formica work surfaces and tiled splashbacks, inset

single drainer sink unit, plumbing for washing machine beneath, ceramic tiled floor, wall mounted Ideal Classic gas fired central heating boiler, external half-glazed door to side elevation.

FIRST FLOOR

Landing

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

Bedroom One 4.34m incl wardrobes x 4.32m max (14'3" incl wardrobes x 14'2" max)

Fitted wardrobes to one wall, radiator, leaded window to front elevation.

En-suite Shower Room 1.55m plus shower x 1.88m (5'1" plus shower x 6'2")

Cream suite comprising low level WC and pedestal hand basin, shower cubicle with tiled surround, ceramic tiles to half wall height, radiator, extractor fan, leaded window to front elevation.

Bedroom Two 3.71m incl wardrobes x 2.97m (12'2" incl wardrobes x 9'9")

Fitted wardrobe, radiator, window overlooking rear garden.

Bedroom Three 4.27m incl wardrobes x 2.51m (14'0" incl wardrobes x 8'3")

Fitted wardrobe, radiator, window overlooking rear garden.

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Bedroom Four 3.28m incl wardrobe x 2.62m (10'9" incl wardrobe x 8'7")

Fitted wardrobe, radiator, leaded window to front elevation.

Shower Room 2.74m max x 2.21m (9'0" max x 7'3")

Coloured suite comprising low level WC and pedestal hand basin, walk-in shower with mermaid boarding and shower above, matching ceramic tiles to half wall height, radiator, heated towel rail, window to rear elevation.

OUTSIDE

Single Garage 5.21m x 2.51m (17'1" x 8'3")

Light and power, manual up-and-over door.

Front Garden

Front garden has been hard-landscaped for ease of maintenance to feature paved areas dispersed with gravel. There is a tarmac driveway which gives access to the Garage and provides off-street parking.

Rear Garden

The well maintained rear garden is fully enclosed by timber fencing and has been attractively landscaped to include paved semi-circular patio area immediately to the rear of the house with inset ornamental pond to side, adjoining shaped lawn with inset beds and very well stocked colourful borders and a pretty hexagonal timber gazebo. There is a timber garden shed and gated access to side of house linking front and rear of the property.

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, variable in-home

O2 - good outdoor

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.

COUNCIL TAX

Band E

Rutland County Council, Oakham 01572-722577

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.

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

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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.









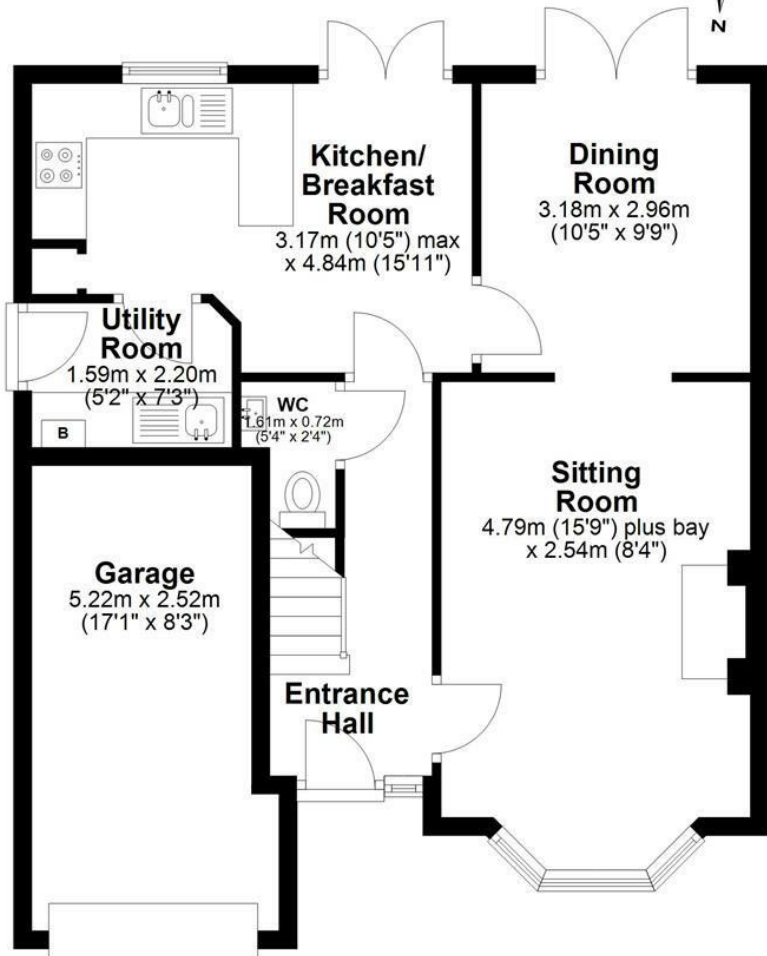




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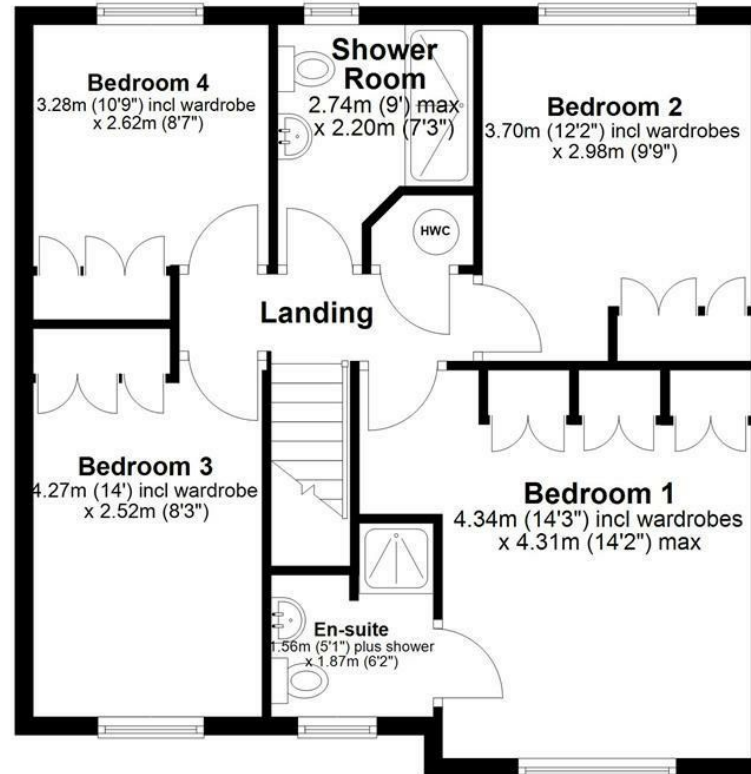
Ground Floor

Approx. 67.3 sq. metres (724.4 sq. feet)



First Floor

Approx. 62.1 sq. metres (668.1 sq. feet)



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		
	66	74

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

Total area: approx. 129.4 sq. metres (1392.5 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.