



**39 Hectors Way, Oakham, Rutland, LE15 6JZ**  
**Offers Over £275,000**



Chartered Surveyors & Estate Agents

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**39 Hectors Way, Oakham, Rutland, LE15 6JZ**  
**Tenure: Freehold**  
**Council Tax Band: C (Rutland County Council)**



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## DESCRIPTION

A modern three-bedroom end-terrace townhouse with single garage, off-road parking and attractively landscaped tiered, south-facing rear garden set in a popular residential area on the edge of Oakham.

Benefiting from gas-fired central heating and full double glazing, the property offers well-presented accommodation which is arranged over three storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Breakfast Kitchen, Lounge; FIRST FLOOR: two good-size Bedrooms, Bathroom; SECOND FLOOR: Master Bedroom with en-suite Shower Room.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall 4.93m x 2.01m (16'2" x 6'7")

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

#### Cloakroom/WC 1.91m x 0.84m (6'3" x 2'9")

Two-piece suite of low-level WC and corner hand basin, tiled floor, window to side.

#### Breakfast Kitchen 4.70m x 2.58m (15'5" x 8'5")

Range of contemporary fitted units incorporating marble-effect work surfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap, high-gloss cupboard and drawer units and

matching eye-level wall cupboards. Integrated appliances comprise Zanussi electric oven and Zanussi gas hob with extractor fan. There is undercounter space and plumbing for washing machine and space for freestanding fridge-freezer.

Radiator, gloss tiled floor, window to front.

#### Lounge 4.70m x 3.11m (15'5" x 10'2")

Radiator, window and French door to south-facing rear garden.

### FIRST FLOOR

#### Landing

Built-in airing cupboard, radiator, stairs leading to second floor.

#### Bedroom Two 4.65m x 2.67m (15'3" x 8'9")

Radiator, two windows to rear providing outlook over beautifully landscaped tiered garden.

#### Bedroom Three 3.07m x 2.64m (10'1" x 8'8")

Radiator, window to front.

#### Bathroom 2.54m x 2.11m (8'4" x 6'11")

White suite comprising low-level WC, pedestal hand basin with tiled splashback and panelled bath with twin showerheads, tiled surround and shower screen, radiator.

### SECOND FLOOR

#### Bedroom One 3.58m x 3.58m (11'9" x 11'9")

Fitted wardrobes, two radiators, window to front.

#### En-suite Shower Room 2.87m x 1.55m (9'5" x 5'1")

White suite comprising low-level WC and rectangular hand basin with mixer tap and tiled splashback set within unit with adjoining vanity top and cupboards beneath, shower cubicle with twin showerheads and tiled surround, radiator, Velux window.

### OUTSIDE

The property is approached via tarmac driveway which provides two off-road parking spaces and leads to the attached garage.

#### Single Garage

Light and power connected, electric roller door to front, personnel door to rear garden.

### Gardens

To the front of the house there is a paved pathway with step leading to front door and adjoining gravelled terrace with inset plants.

To the rear lies a beautifully arranged tiered garden which enjoys southerly aspect and features paved patio area immediately to the rear of the house (accessed off Lounge), lawns, gravelled pathways and beds stocked with an array of flowering and specimen plants.

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

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

### **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.

### **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

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this property on behalf of the vendor.

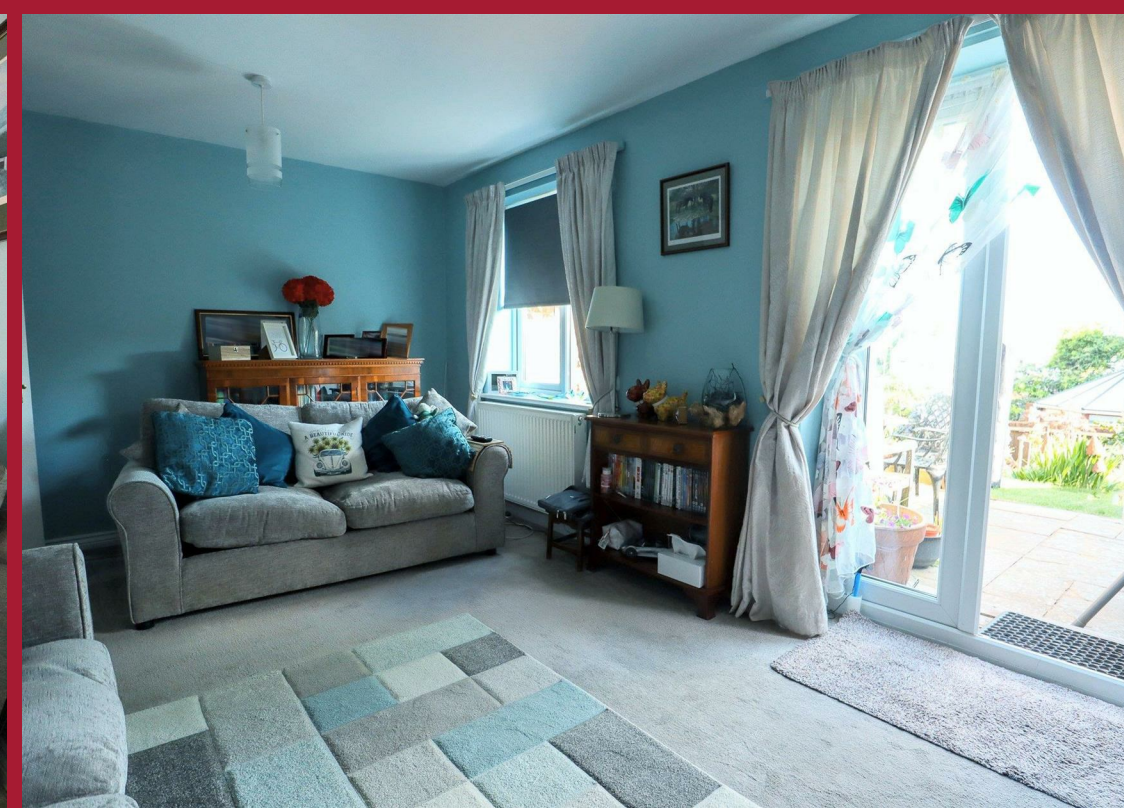
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

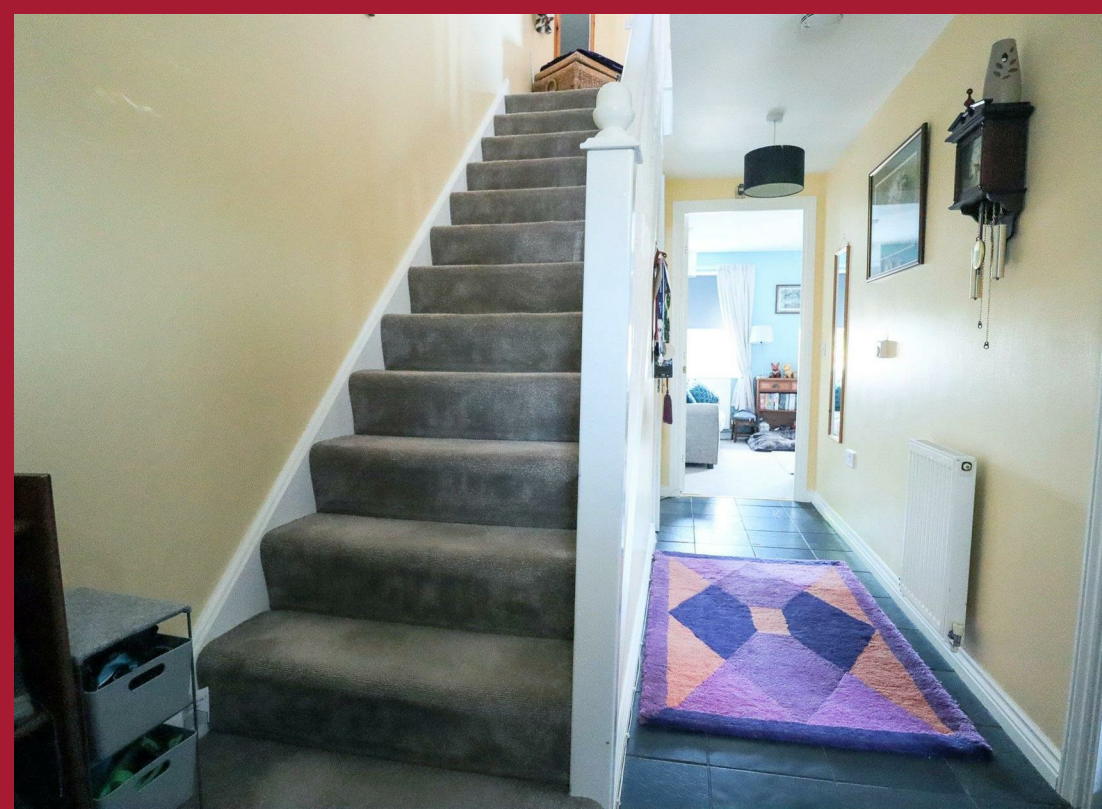
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

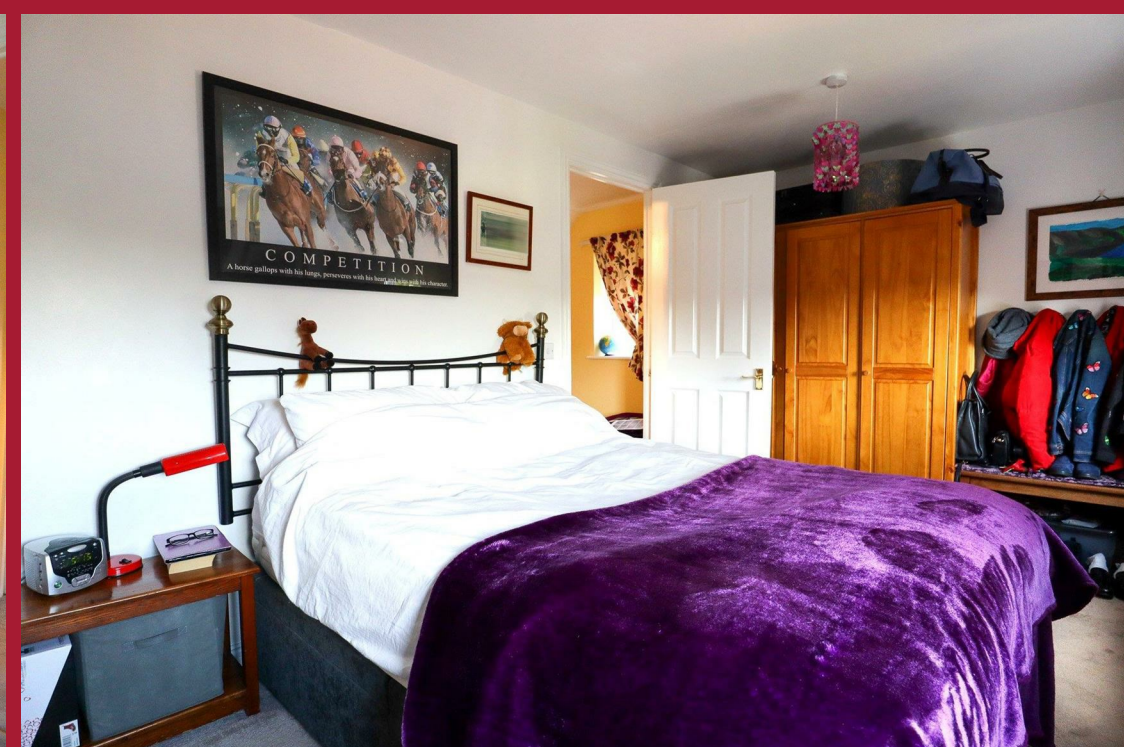
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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

Money Laundering Regulations 2003

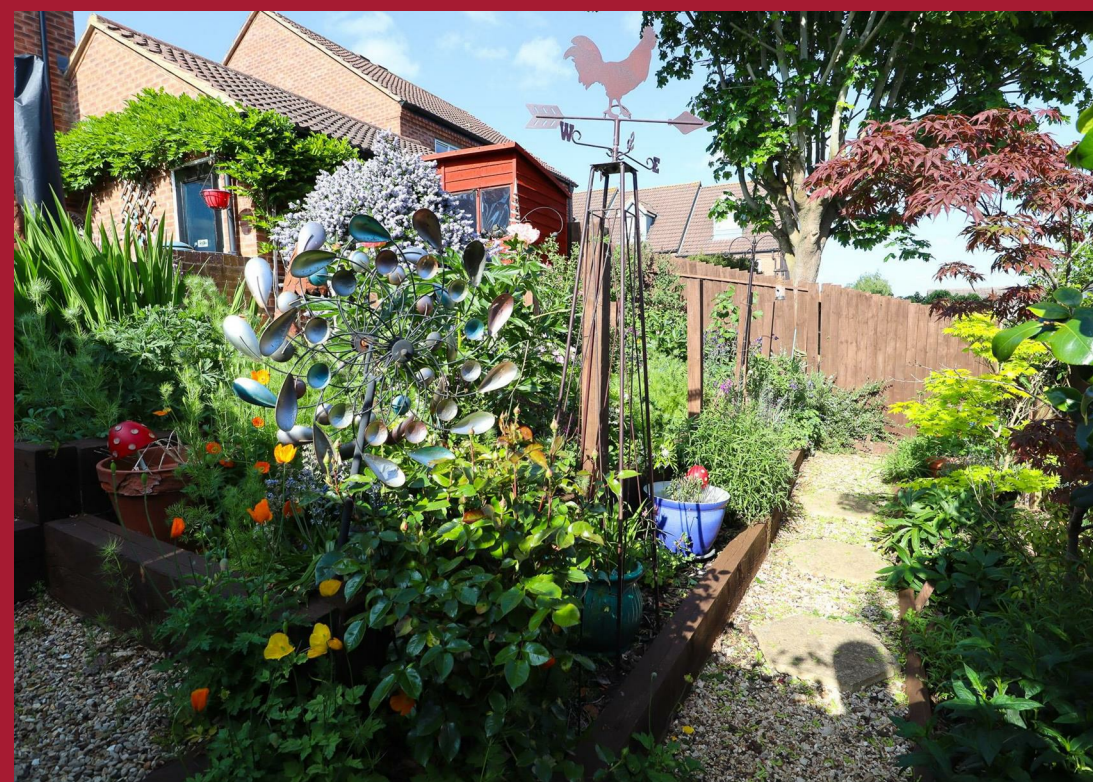
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.





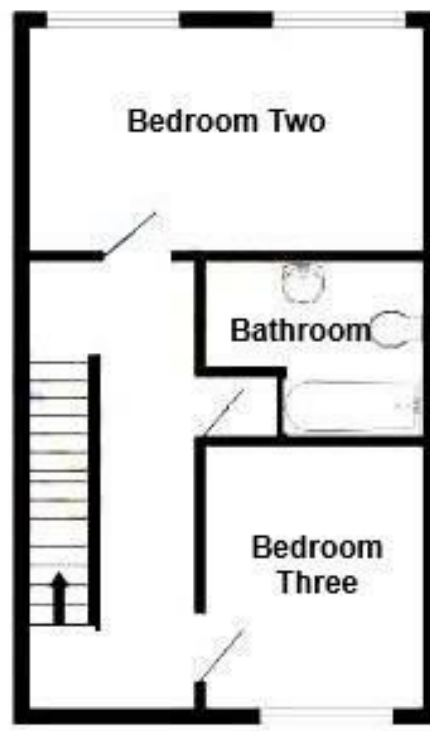








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Ground Floor

First Floor

Second Floor

*Not to scale - for identification purposes only*

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 87        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 75      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |