



5 Barmstedt Drive, Oakham, Rutland, LE15 6RG
Asking Price £535,000



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5 Barmstedt Drive, Oakham, Rutland, LE15 6RG

Tenure: Freehold

Council Tax Band: F (Rutland County Council)



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DESCRIPTION

Attractive, substantial detached home offering spacious, five bedroom accommodation with converted double Garage, off-road parking and private garden set in a desirable cul-de-sac close to Oakham School, town centre amenities and railway station.

The property provides well maintained and comfortable family accommodation which benefits from gas central heating and sealed unit double glazing and briefly comprises:

GROUND FLOOR: Reception Hall, Cloakroom/WC, Sitting Room, Dining Kitchen, Utility Room, Lounge with feature fireplace, Garden Room;

FIRST FLOOR: Master Bedroom with en-suite Shower Room, four further well proportioned Bedrooms, two of them sharing Jack and Jill en-suite Bathroom, Family Bathroom.

ACCOMMODATION

GROUND FLOOR

Reception Hall 2.44m max x 4.22m max (8'0" max x 13'10" max)

Double glazed front door, radiator, oak floor, stairs leading to first floor.

Cloakroom/WC 1.09m x 1.78m (3'7" x 5'10")

White suite comprising low level WC and pedestal hand basin, radiator, tiled floor, roof access hatch.

Sitting Room 3.91m max x 3.23m max (12'10" max x 10'7" max)

Radiator, three windows to front elevation, internal door leading to Dining Kitchen.

Dining Kitchen 5.82m max x 3.58m max (19'1" max x 11'9" max)

comprising:

Kitchen Area

Range of fitted units incorporating marble effect work surfaces with tiled splashbacks, inset 1.5 bowl single drainer stainless steel sink with mixer tap, ample light timber effect base cupboard and drawer units, matching wall mounted cupboards and glass fronted display cabinet.

Fitted dishwasher, space for slot-in cooker and upright fridge-freezer. Radiator, tiled floor, window overlooking rear garden.

Dining Area

Radiator, tiled floor, French doors opening to rear garden.

Utility Room 1.57m x 2.39m (5'2" x 7'10")

Fitted base units (to match kitchen), inset single drainer stainless steel sink, space and plumbing for washing machine, space for tumble dryer.

Tiled floor, external door to side elevation.

Lounge 5.03m x 4.47m (16'6" x 14'8")

Elegant fireplace with marble surround and timber mantel housing gas coal effect fire, two radiators, double doors leading to Conservatory.

Garden Room 4.70m max x 4.11m max (15'5" max x 13'6" max)

UPVC construction on low level brick walls with oak effect laminate flooring, recessed spotlighting, picture windows overlooking privately enclosed rear garden and double doors giving access to paved patio area.

FIRST FLOOR

Landing 5.31m max x 2.08m max (17'5" max x 6'10" max)

Built-in airing cupboard housing hot water cylinder, built-in linen cupboard, radiator, galleried stairs, roof access hatch.

Bedroom One 4.01m max x 3.53m max (13'2" max x 11'7" max)

Fitted wardrobes to one wall, radiator, two windows to front elevation.

En-suite Shower Room 1.96m x 1.85m (6'5" x 6'1")

Contemporary white suite comprising low level WC and rectangular hand basin set atop a vanity unit with storage beneath, shower cubicle, fully tiled walls, oak effect laminate flooring, upright stainless steel radiator, window to front elevation.

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Bedroom Two 3.96m max x 3.56m max (13'0" max x 11'8" max)

Fitted vanity unit with inset hand basin and storage beneath, radiator, window to rear elevation, door to Jack and Jill Bathroom.

Jack and Jill En-suite Bathroom 2.44m x 1.68m (8'0" x 5'6")

White suite comprising low level WC and panelled bath with shower above and shower screen, fully tiled splashbacks, radiator, window to rear elevation, door to Bedroom Three.

Bedroom Three 3.71m x 3.56m (12'2" x 11'8")

Recess housing fitted vanity unit with inset hand basin and storage beneath, radiator, window to rear elevation.

Bedroom Four 4.14m max x 2.97m max (13'7" max x 9'9" max)

Fitted wardrobes, radiator, window to front elevation.

Bedroom Five 2.95m x 2.36m (9'8" x 7'9")

(currently used as Study)

Fitted wardrobes to one wall, radiator, window to rear elevation.

Family Bathroom 2.16m x 1.68m (7'1" x 5'6")

Contemporary white suite comprising low level WC, wall mounted hand basin and 'P'-shaped panelled bath with curved screen, deluge shower above and further wall mounted shower. Upright stainless steel radiator, fully tiled walls, window to front elevation.

OUTSIDE

Integral Converted Double Garage

providing:

Storage Area (1) 2.57m x 2.69m + 1.04m x 2.69m (8'5" x 8'10" + 3'5" x 8'10")

Gas central heating boiler, single manual and over door.

Storage Area (2) 2.44m x 2.57m + 2.57m x 3.96m (8'0" x 8'5" + 8'5" x 13'0")

Internal door to Reception Hall.

Front Garden

The property is accessed via a double width brick paved driveway providing off-road parking for several vehicles and flanked by a border and lawn with inset tree.

A side hand gate links front and rear of the property.

Rear Garden

The fully enclosed and privately screened rear garden features a paved patio area immediately to the rear of the house and adjoining lawn.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

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

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

Indoor: EE - voice and data likely; Three, O2,

Vodafone - voice and data limited;

Outdoor: EE, Three, O2, Vodafone - 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

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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 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.









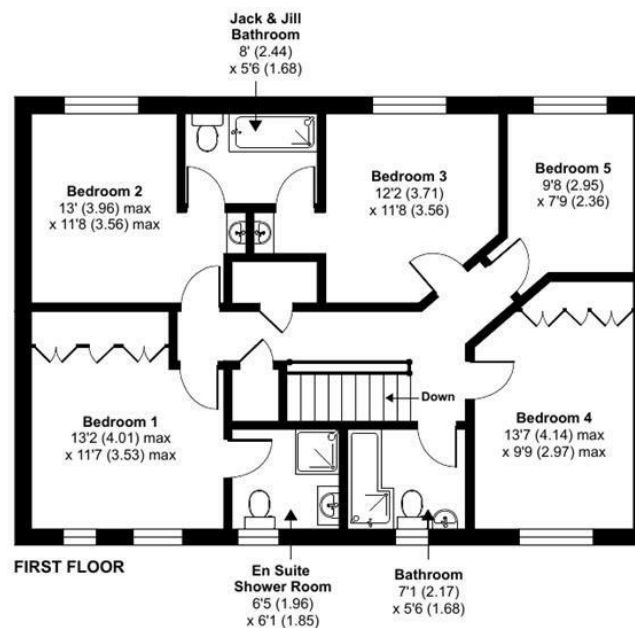
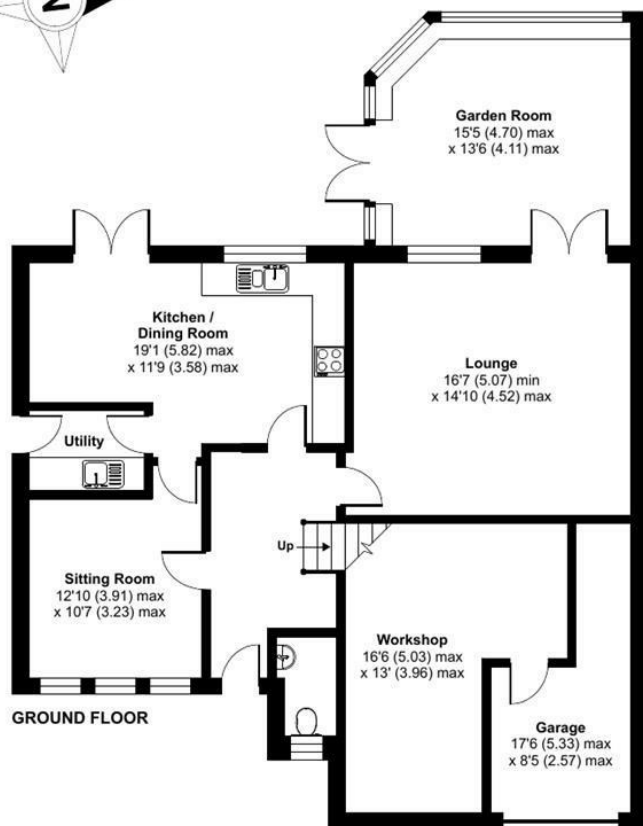




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Approximate Area = 1888 sq ft / 175.4 sq m
Garage / Workshop = 303 sq ft / 28.1 sq m
Total = 2191 sq ft / 203.5 sq m

For identification only - Not to scale



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 (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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition; Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1316009

