



**12 William Dalby Walk, Oakham, LE15 6BP**  
**Guide Price £235,000**

**MURRAY**

Chartered Surveyors & Estate Agents

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## DESCRIPTION

Much-improved and tastefully presented semi-detached house with allocated parking and low-maintenance, south-facing garden set in an established residential area a stone's throw from Oakham town centre and its amenities.

Benefiting from gas central heating and full double glazing (new UPVC windows and doors installed in 2023), the interior features a contemporary kitchen and stylishly refitted bathroom and briefly comprises:

**GROUND FLOOR:** Entrance Hall, Lounge, Kitchen/Diner, Utility Area; **FIRST FLOOR:** three Bedrooms (2 double and 1 single), Dressing Area, Bathroom.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

UPVC double-glazed entrance door, radiator, waterproof laminate flooring, staircase with turned spindles leading to first floor, large storage closet, internal doors to Lounge, Kitchen/Diner and Utility Area, double-glazed external door opening to rear garden.

#### Lounge 4.83m x 3.30m (15'10" x 10'10")

Feature fireplace recess with heavy timber mantel above housing log-burning stove set on raised slate hearth, radiator, laminate flooring, window and French doors to rear garden.

#### Kitchen/Diner 4.83m x 2.87m (15'10" x 9'5")

Fitted with range of attractive modern units incorporating granite-effect work surfaces, inset 1.5-bowl single drainer stainless steel sink with mixer tap, ample cupboard and drawer units, matching eye-level wall cupboards and display shelving.

Integrated appliances comprise AEG electric double oven and five-ring gas hob with Samsung stainless steel extractor hood above. There is undercounter space and plumbing for dishwasher, space for fridge and freezer.

Tiled splashbacks, tiled flooring, two windows to front.

#### Utility Area 1.83m x 0.81m (6'0" x 2'8")

Space and plumbing for washing machine, high-level window to rear.

Formerly a WC, this space still has plumbing to reinstate it, if necessary.

### FIRST FLOOR

#### Landing

Large built-in storage cupboard with fitted shelving, loft access hatch.

#### Bedroom One 4.57m x 2.97m (15'0" x 9'9")

Radiator, laminate flooring, window to front.

#### Bedroom Two 3.35m x 3.25m (11'0" x 10'8")

Radiator, window overlooking south-facing rear garden.

#### Bedroom Three 2.92m max x 2.13m max (9'7" max x 7'0" max)

Radiator, laminate flooring, window to front.

#### Dressing Area

With fitted hanger rail.

#### Bathroom 2.08m x 1.65m (6'10" x 5'5")

Stylishly refitted with contemporary white suite comprising low-level WC, rectangular hand basin with mixer tap set in vanity unit with drawers beneath and 'P'-shaped panelled bath with deluge shower above and a further showerhead. Feature tiling to walls, water-resistant foam tiled flooring, radiator, window to rear.

## OUTSIDE

#### Parking

The property includes an allocated car parking space (within a purpose-built parking area).

#### Front Garden

The property's frontage is bounded by low-level brick walling and features an area of garden with flowerbed, inset bush and adjoining pathway leading to the front door.

#### Rear Garden

The fully enclosed rear garden enjoys a southerly aspect and has been attractively hard landscaped for ease of maintenance.

There is outside tap and double electric socket in the rear garden.

A timber hand gate gives external access to the rear of the property where a purpose-built car park is found.

## SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast  
Mobile signal availability:  
Indoor: EE - voice and data likely; O2 - voice likely, data limited; Three, Vodafone - voice and data limited;  
Outdoor: EE, O2, Three, 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 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 B  
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 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.







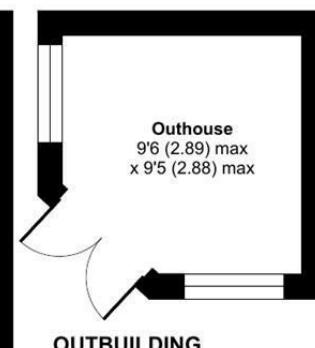
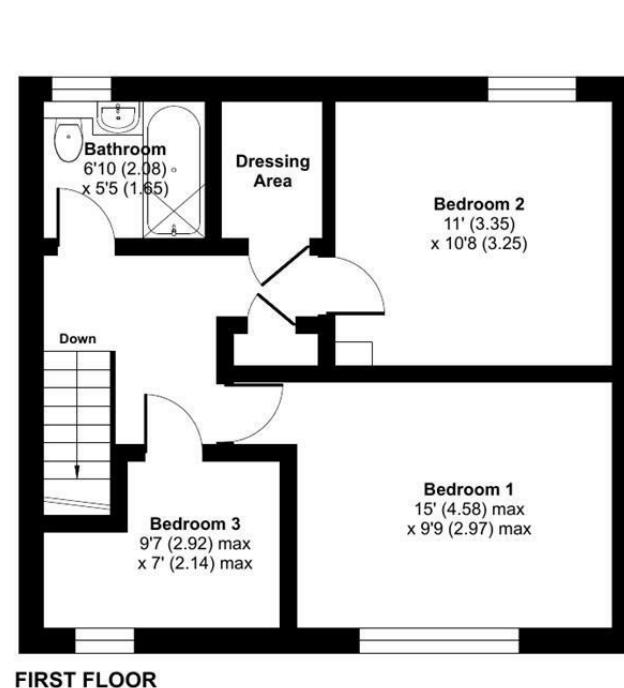
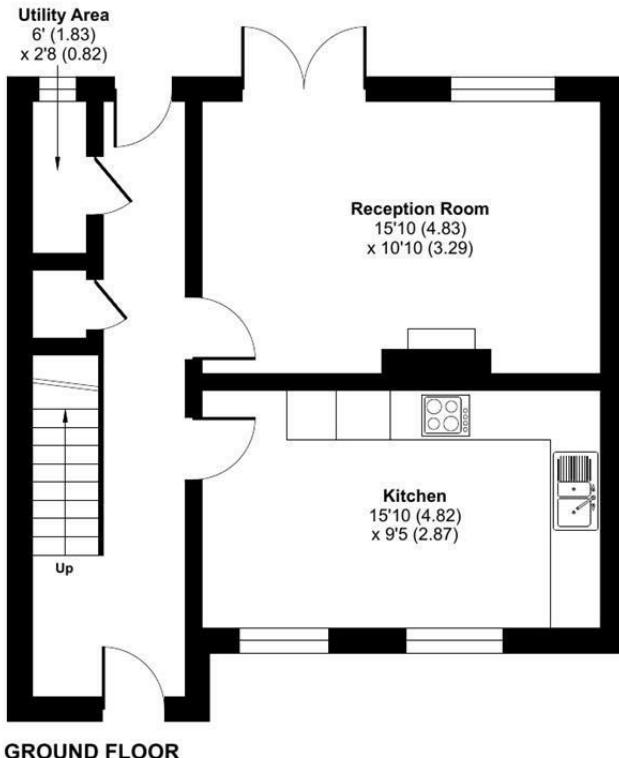


Approximate Area = 957 sq ft / 88.9 sq m

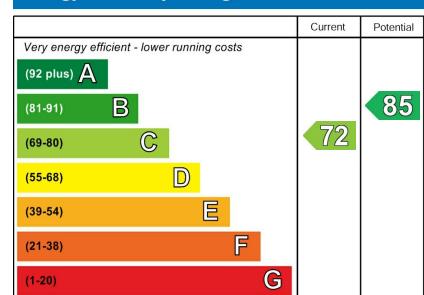
Outbuilding = 83 sq ft / 7.7 sq m

Total = 1040 sq ft / 96.6 sq m

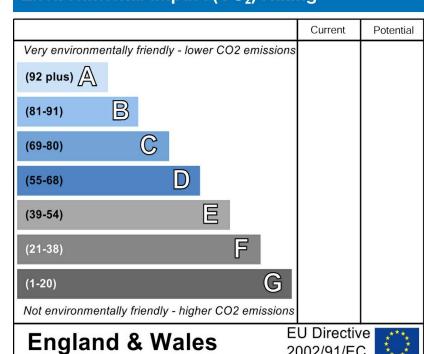
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#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1263707