



**49 Grampian Way, Oakham, Rutland, LE15 6NX**  
**Guide Price £215,000**



Chartered Surveyors & Estate Agents

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**49 Grampian Way, Oakham, Rutland, LE15 6NX**  
**Tenure: Freehold**  
**Council Tax Band: B (Rutland County Council)**



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## DESCRIPTION

Well-maintained middle-terrace house with off-road parking and good-size gardens landscaped for ease of maintenance situated in an established residential area on the edge of Oakham.

Benefiting from gas central heating and full double glazing, the accommodation briefly comprises:

GROUND FLOOR: Entrance Hall, WC, Kitchen with contemporary units, open-plan Sitting Room and Dining Area; FIRST FLOOR: three Bedrooms (two doubles, one single), Shower Room.

The property is available with NO CHAIN.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

UPVC double-glazed entrance door with stained-glass leaded light and part-glazed side panel, built-in utility cupboard with fitted shelving, as well as plumbing and electric for washing machine, radiator, laminate flooring, doors to Kitchen and Sitting Room, stairs to first floor with cloaks area beneath, window to front, part-glazed external door to rear garden.

#### WC 1.73m x 0.79m (5'8" x 2'7")

Two-piece suite of low-level WC and inset circular hand basin with adjoining vanity top and storage beneath, tiled walls, tiled floor, window to rear.

#### Kitchen 3.05m x 2.41m (10'0" x 7'11")

Range of contemporary units incorporating timber-effect work surfaces, inset single drainer sink with mixer tap, soft-close base cupboard and drawer units and matching eye-level wall cupboards. Integrated appliances comprise electric oven and CDA induction hob with glass splashback. There is undercounter space with plumbing for dishwasher and upright fridge-freezer.

Wall-mounted Ideal gas central heating boiler, laminate flooring, window to front, door to Dining Area.

#### Open-plan Sitting Room & Dining Area comprising:

#### Dining Area 3.25m x 2.34m (10'8" x 7'8")

Radiator, window to front.

#### Sitting Room 3.10m x 4.85m (10'2" x 15'11")

Modern wall-mounted gas fire, French doors opening to rear garden.

### FIRST FLOOR

#### Landing

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

#### Bedroom One 3.00m x 3.86m (9'10" x 12'8")

Radiator, window to front.

#### Bedroom Two 3.25m x 3.45m max (10'8" x 11'4" max)

Radiator, window to rear.

#### Bedroom Three 1.70m x 3.25m (5'7" x 10'8")

Built-in cupboard, radiator, window to rear.

#### Shower Room 1.68m x 2.84m max (5'6" x 9'4" max)

White suite of low-level WC and pedestal hand basin, double shower cubicle with Mira power shower, radiator, part-tiled walls, high-level window to front.

### OUTSIDE

#### Front Garden

The front garden is laid to gravel with inset specimen tree and adjoining concrete pathway leading to the front door.

#### Rear Garden

The west-facing rear garden is fully enclosed and attractively hard-landscaped for ease of maintenance.

A timber hand gate provides external access to the rear of the property where there is an off-road parking area.

#### Attached Garden Store 1.02m x 1.57m (3'4" x 5'2")

Electricity connected.

### SERVICES

Mains electricity

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Mains water supply  
Mains sewerage  
Gas central heating

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

Broadband availability: There is no data available for this postcode.

Mobile signal availability:

EE - good outdoor, variable in-home

O2 - good outdoor, variable in-home

Three - good outdoor

Vodafone - good outdoor, variable in-home

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

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.

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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.

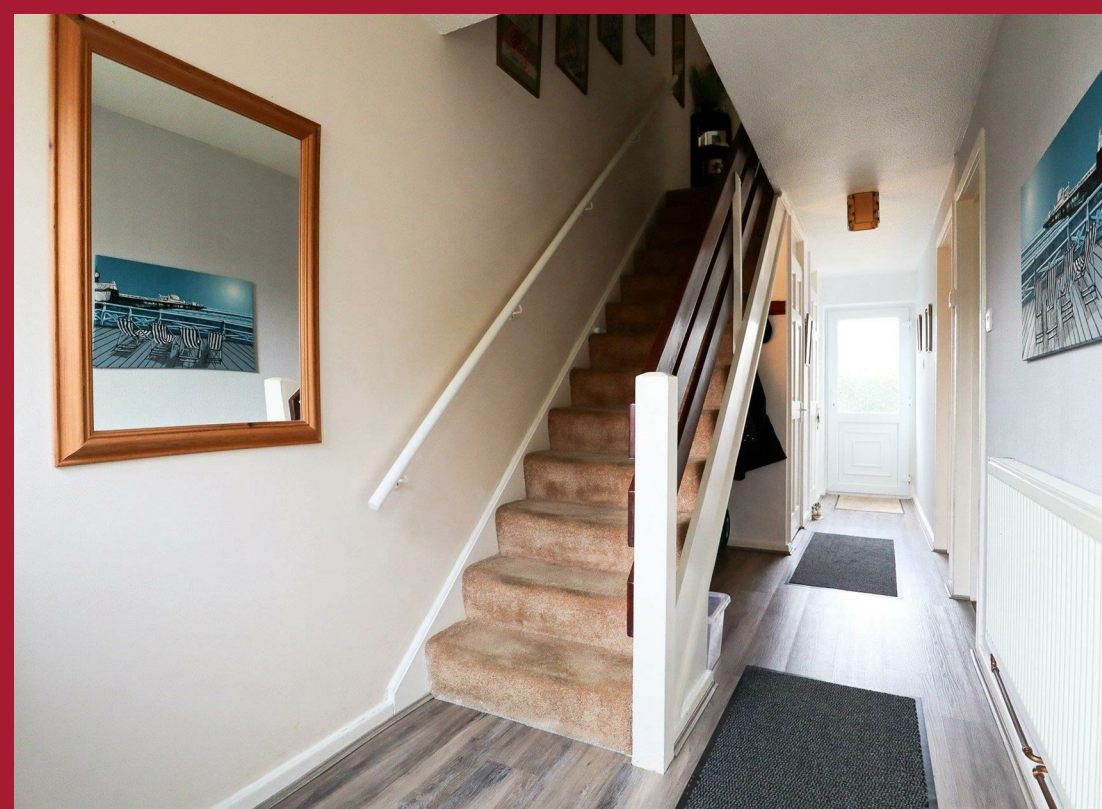
Money Laundering Regulations 2003

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.

















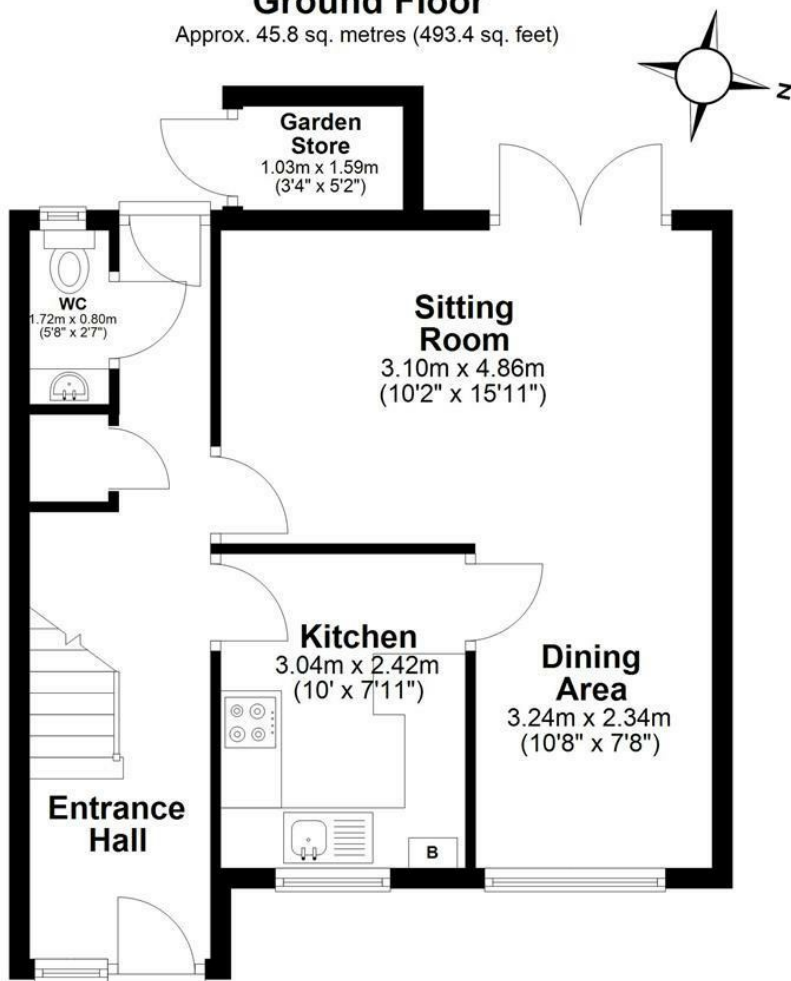




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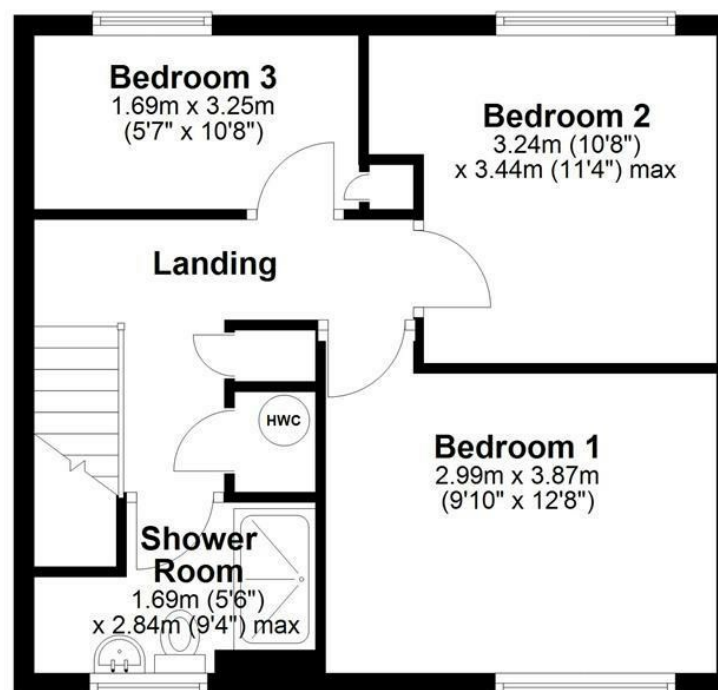
## Ground Floor

Approx. 45.8 sq. metres (493.4 sq. feet)



## First Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



Total area: approx. 88.5 sq. metres (952.7 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		
	68	76
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		