



**28 Tyne Road, Oakham, Rutland, LE15 6SJ**  
**Guide Price £425,000**



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**28 Tyne Road, Oakham, Rutland, LE15 6SJ**  
**Tenure: Freehold**  
**Council Tax Band: D (Rutland County Council)**



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## **DESCRIPTION**

Detached house offering five-bedroom family accommodation and occupying a large corner plot with garage, ample off-road parking and attractively arranged wrap-around gardens in a popular residential area of Oakham.

Benefiting from gas central heating and double glazing, the interior can be summarised as follows:

**GROUND FLOOR:** Porch, Entrance Hall, WC, spacious, open-plan Living/Dining Room, Kitchen;  
**FIRST FLOOR:** five Bedrooms, refitted Bathroom.

Early viewing is highly recommended.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Porch 1.73m x 2.31m (5'8" x 7'7")**

Double-glazed entrance door with half-glazed side panel, space for coats, internal door to Entrance Hall.

#### **Entrance Hall 4.93m x 1.88m (16'2" x 6'2")**

Radiator, hardwood floor, stairs leading to first floor.

#### **WC 0.94m x 2.59m (3'1" x 8'6")**

Two-piece suite comprising low-level WC and wash hand basin with tiled splashback, radiator, window to side.

#### **Living/Dining Room 7.80m x 3.91m (25'7" x 12'10")**

Large, dual-aspect reception room with two radiators, hardwood floor, window to front and French doors leading to rear garden.

#### **Kitchen 2.79m x 4.62m (9'2" x 15'2")**

Range of fitted units incorporating granite-effect work surfaces, inset 1.5-bowl sink with mixer tap, base cupboards and drawers and matching eye-level wall cupboards. Space for slot-in cooker with extractor fan above, three undercounter appliance spaces, one of them with plumbing for washing machine.

Built-in panty, wall-mounted gas central heating boiler, tiled splashbacks, radiator, window overlooking rear garden, external door to side.

### **FIRST FLOOR**

#### **Landing**

Built-in airing cupboard, loft access hatch.

#### **Bedroom One 3.78m + wardrobes x 3.91m (12'5" + wardrobes x 12'10")**

Built-in double wardrobe with top boxes, radiator, window to front.

#### **Bedroom Two 3.38m + wardrobe x 3.02m (11'1" + wardrobe x 9'11")**

Built-in double wardrobe with top boxes, radiator, window overlooking rear garden.

#### **Bedroom Three 2.74m x 3.63m + wardrobe (9'0" x 11'11" + wardrobe)**

Built-in double wardrobe with top boxes, radiator, window to front.

#### **Bedroom Four 2.46m x 2.72m (8'1" x 8'11")**

Radiator, window overlooking rear garden.

#### **Bedroom Five 2.44m x 2.69m (8'0" x 8'10")**

Radiator, window overlooking rear garden.

#### **Bathroom 2.41m x 1.80m (7'11" x 5'11")**

Refitted with contemporary white suite comprising low-level WC, wall-mounted hand basin with mixer tap and 'P'-shaped bath with shower above and curved shower screen. Metro tiles to splashbacks, chrome heated towel rail, tiled floor, extractor fan, window to side.

### **OUTSIDE**

The property is accessed via a concrete driveway leading to the garage and providing off-road parking for a number of vehicles.

#### **Integral Single Garage 5.79m x 2.67m (19'0" x 8'9")**

Light and power, electric door, window to side.

### **Gardens**

The property occupies a large corner plot with well-maintained, wrap-around gardens. To the front of the property, adjoining the driveway, there is an enclosed area of garden with a shaped lawn bounded by established hedging which carries on to the side of

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the house where a further lawn with pathway and inset trees is privately enclosed by hedging and panelled fencing. There is an external access to the garden at the top of this section and a hand gate leading to the fully enclosed rear garden which enjoys a westerly aspect and is laid mainly to lawn with sleeper beds at the top end.

To the other side of the property there is an enclosed, concreted area for bins, etc.

### **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:  
EE - good outdoor, variable in-home  
O2 - good outdoor, variable in-home  
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 D  
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 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

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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

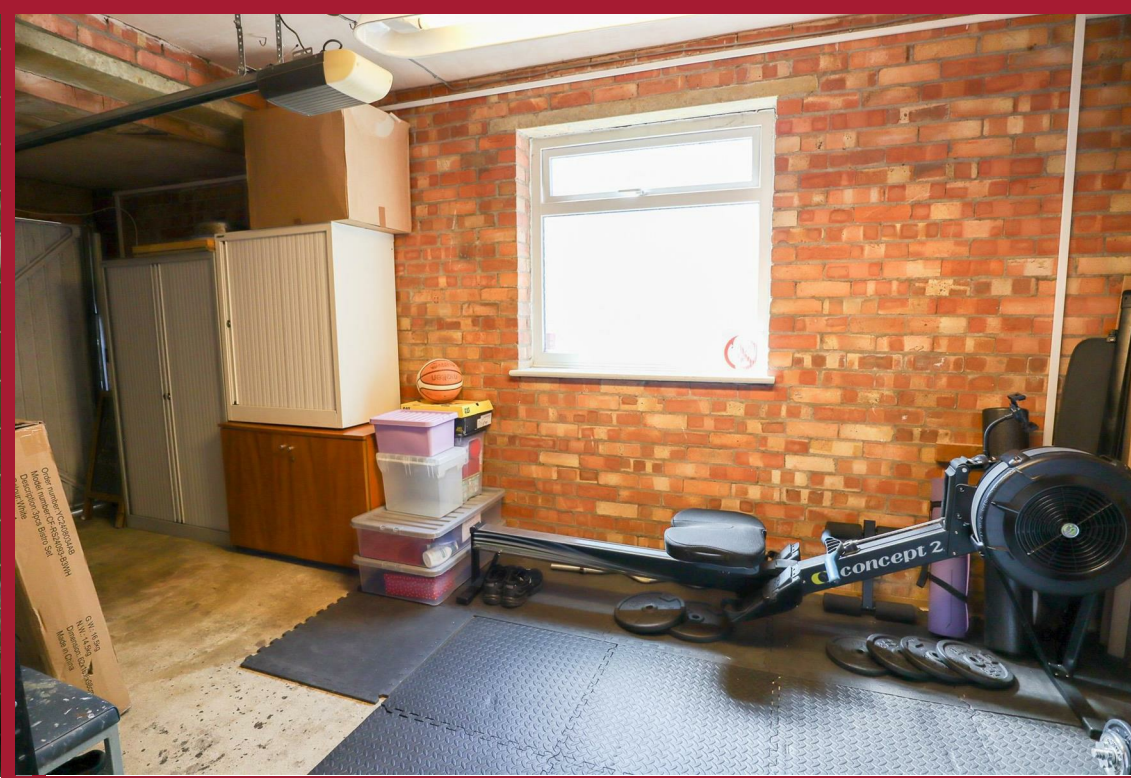
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.















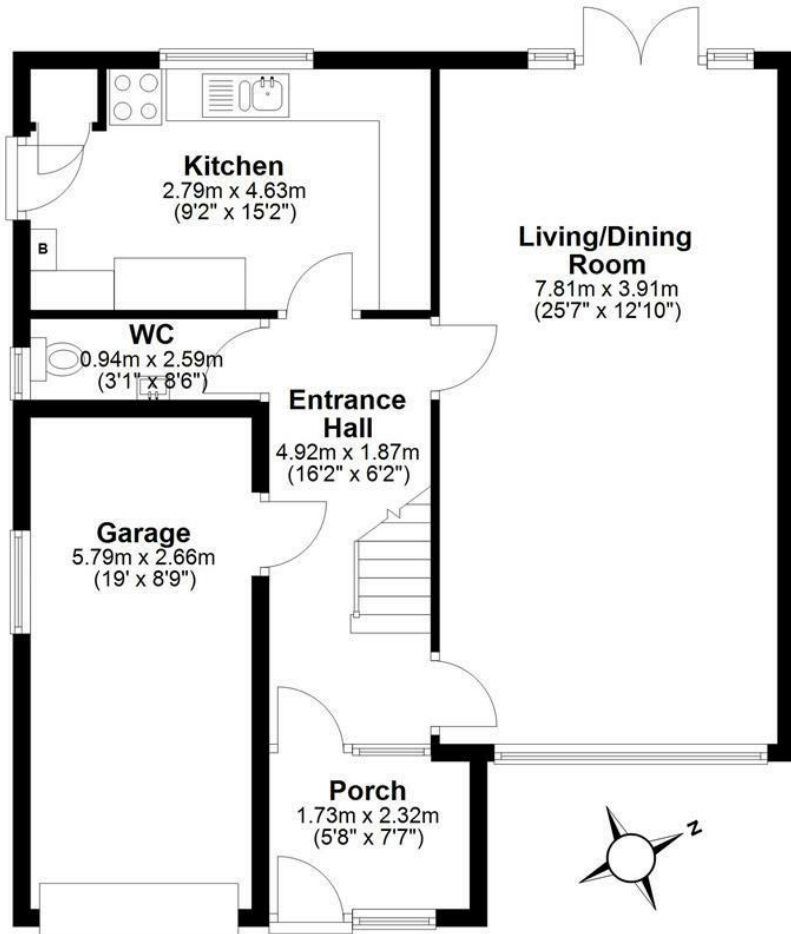




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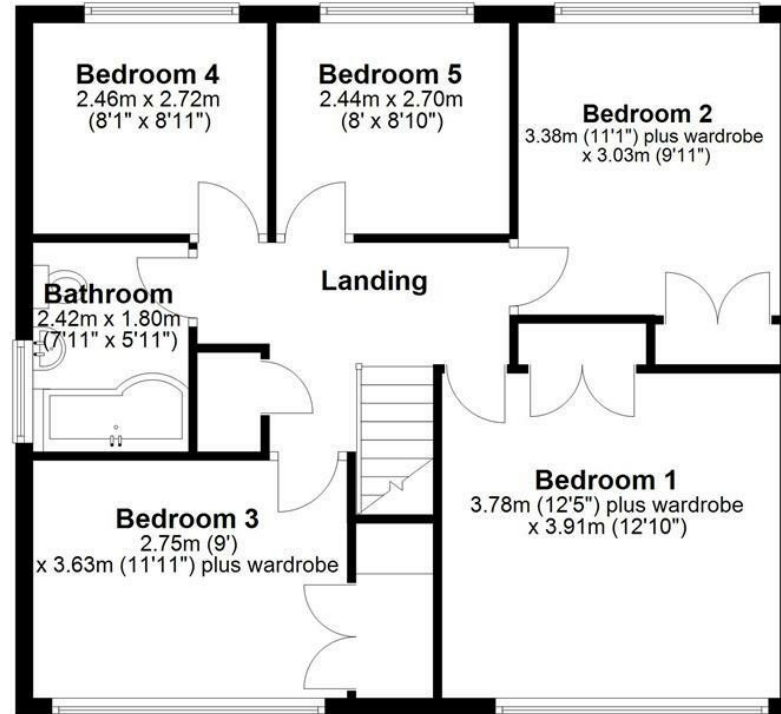
### Ground Floor

Approx. 77.1 sq. metres (830.1 sq. feet)



### First Floor

Approx. 67.6 sq. metres (727.5 sq. feet)



Total area: approx. 144.7 sq. metres (1557.6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>70</b>	<b>77</b>
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC