



**1A Brookdene, Ashwell, Rutland, LE15 7LQ**  
**£495,000**



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**1A Brookdene, Ashwell, Rutland, LE15 7LQ**  
**Tenure: Freehold**  
**Council Tax Band: E (Rutland County Council)**



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Spacious, detached bungalow offering tastefully appointed accommodation with three Double Bedrooms and two Bath/Shower Rooms, in excellent order throughout, situated in a well regarded village close to Oakham.

**\*\* Detached Double Garage \* ample off-road Parking \* Good size, Private Garden \*\***



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No. 1A Brookdene, Ashwell provides well proportioned and spacious accommodation which has been upgraded with a host of high quality features including bespoke shaker-style kitchen, oak and travertine flooring and contemporary sanitaryware.

The interior briefly comprises Entrance Hall, Inner Hall, WC, open-plan Sitting Room with log-burning stove and Kitchen/Diner with granite worktops and AGA, matching Utility Room, Double Bedroom with walk-in wardrobe and en-suite Shower Room, further Double Bedroom with en-suite Bathroom and further Double Bedroom (currently used as Study).

Viewing is highly recommended to appreciate the quality of accommodation on offer.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall 1.40m x 4.39m (4'7" x 14'5")

Solid oak entrance door with full height glazed side panels, radiator, fitted cloaks cupboard, access to Inner Hall.

##### Inner Hall 4.22m x 1.17m (13'10" x 3'10")

Built-in airing cupboard housing hot water cylinder and pine slatted shelving.

##### WC 1.96m x 0.99m (6'5" x 3'3")

Contemporary white suite comprising low level WC and vanity hand basin with mixer tap, tiled splashback and cupboard beneath, upright stainless steel radiator, tiled floor.

##### Open-plan Kitchen/Diner & Sitting Room

This generously proportioned, light and airy living space with apex ceiling is a particular feature of this property:

##### Sitting Room 5.74m x 5.05m (18'10" x 16'7")

Spacious, dual aspect reception room with freestanding log-burning stove set on stone hearth, column radiator, oak floor, wall light points, recessed ceiling spotlights, two Velux windows and cornerless bi-fold doors giving access to rear garden.

##### Kitchen/Diner 7.04m x 4.32m max (23'1" x 14'2" max)

Beautifully fitted in traditional shaker style with range of bespoke units incorporating cream granite work surfaces with upstand, inset double bowl Belfast sink with mixer tap, base cupboards and drawers (with cup handles), eye level wall cupboards and display shelf, superb matching larder unit and freestanding island on wheels with a butcher block worktop, drawers and open storage beneath.

Included in the sale are a two oven electric AGA in blue and Fisher & Paykel stainless steel dishwasher with double dish drawers.

Column radiator, travertine floor, wall light points, recessed ceiling spotlights, two skylights, external glazed door with matching side panel leading to private rear patio.

##### Utility Room 2.18m max x 2.29m (7'2" max x 7'6")

Fitted units (to match kitchen) comprising cream granite work surface with upstand and metro tiled splashbacks, inset Belfast sink with mixer tap and cupboard beneath, base shelving and eye level wall cupboard. Undercounter space and plumbing for washing machine, wall mounted Worcester gas central heating boiler.

Fitted pantry, window with plantation blind overlooking front garden, external half glazed door to paved area to side of the bungalow.

##### Off Inner Hall:

##### Bedroom One 4.57m incl wardrobes x 3.20m (15'0" incl wardrobes x 10'6")

Full width range of fitted wardrobes with top boxes to one wall, radiator, window to front elevation.

##### En-suite Bathroom 2.03m x 2.29m (6'8" x 7'6")

Contemporary white suite comprising feature freestanding, double ended bath with freestanding bath shower tap, low level WC and pedestal hand basin. Upright stainless steel radiator, half tiled walls, tiled floor, recessed ceiling spotlights, extractor fan, window to side elevation.

##### Bedroom Two 3.18m + wardrobe x 4.27m (10'5" + wardrobe x 14'0")

Excellent walk-in wardrobe with sliding doors, hanger rails and shoes storage cabinet, radiator, wall light points, bi-fold doors leading to private rear patio and garden beyond.

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### En-suite Shower Room 1.88m x 2.62m incl recess (6'2" x 8'7" incl recess)

Contemporary white suite comprising low level WC and hand basin with mixer tap set on top of vanity unit with cupboards beneath, shower cubicle with deluge shower above, upright stainless steel radiator, tiled walls, tiled floor, 6'2"ar elevation.

### Bedroom Three 2.97m x 3.15m max (9'9" x 10'4" max)

(currently used as Study)  
Fitted shelving with cupboards beneath, radiator, window with plantation blind to front elevation.

### OUTSIDE

The property is accessed via a traditional timber five bar double gate leading to a block paved area of off-road parking for three cars flanked by mature hedge and detached double garage to the front of the bungalow.

A timber hand gate to the of the bungalow leads to the paved area providing storage for bins to the side and rear garden beyond.

### Detached Double Garage 5.11m x 4.85m (16'9" x 15'11")

Light and power, two roller shutter doors.

### Garden

The fully enclosed, good size rear garden is screened by mature trees and has been arranged to include a very private paved patio area with rustic pergola and

inset climbers immediately to the rear of the bungalow and lawn with deep, shaped borders stocked with an array of shrubs, bushes and flowering plants.

Included in the sale is an attractive summerhouse.

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

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

Broadband availability:

Mobile signal availability:

EE - good outdoor

O2 - variable outdoor

Three - variable outdoor

Vodafone - variable 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.

### ASHWELL

Ashwell is situated 3 miles from Oakham which is a small market town having many shopping and recreational facilities. It is well situated for easy access to many other work centres including Uppingham, Corby, Kettering, Stamford,

Peterborough, Leicester, Melton Mowbray and Nottingham. Rutland Water with its extensive leisure pursuits including fishing, sailing and walking is only a few miles away.

For shopping there is a good range of shops in Oakham, together with a produce market every Wednesday and Saturday, and other facilities in the town include doctors, dentists, opticians, chemists, library etc.

Sporting facilities in the area are many and varied including cricket, rugby, football, tennis, bowls and golf, with a number of eighteen-hole courses. In addition there are a number of leisure pursuits which can be enjoyed on Rutland Water including fishing, sailing and windsurfing.

Rutland and Leicestershire are renowned for hunting and there are some good Hunts locally including the Cottesmore, the Quorn, the Fernie and the Belvoir.

For education, in addition to a wide range of Local Authority schools there are the well known public schools at Oakham, Uppingham and Stamford.

### COUNCIL TAX

Band E

Rutland County Council, Oakham 01572-722577

### INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice

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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

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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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