



MURRAY

**6 Redland Road, Oakham, Rutland, LE15 6PJ**  
**Guide Price £339,950**



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

**6 Redland Road, Oakham, Rutland, LE15 6PJ**  
**Tenure: Freehold**  
**Council Tax Band: C (Rutland County Council)**



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## DESCRIPTION

Extended and much-improved detached house occupying a large corner plot with garage, off-road parking and attractively landscaped gardens within a popular, established residential area on the edge of Oakham.

The property provides beautifully presented accommodation and benefits from a valid planning permission for a single-storey extension (Planning Permission No. 2021/0944/FUL dd 27/07/2021).

With full central heating and double glazing, the interior features a number of good quality fixtures including sleek, new kitchen with full range of integrated appliances, new bathroom and refitted shower room. The accommodation is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Bathroom, Lounge, Kitchen/Diner; FIRST FLOOR: three Bedrooms, Shower Room.

Early viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Double-glazed entrance door, window to side, door to Bathroom, large built-in storage cupboard, designer-style upright radiator, ornate tiled floor, recessed ceiling spotlights, stairs leading to first floor.

#### Bathroom 2.06m x 1.80m (6'9" x 5'11")

New contemporary white suite comprising low-level WC, rectangular hand basin with mixer tap set in vanity unit with cupboards beneath and panelled bath with shower above. Designer-style upright radiator, tiled floor, spotlights with dimmer switch, dual-aspect windows to side and rear.

#### Lounge 3.25m x 5.82m (10'8" x 19'1")

Two radiators, wall-light points, dual-aspect windows to front and side.

#### Kitchen/Diner 3.38m max x 3.91m max (11'1" max x 12'10" max)

Newly refitted with a range of stylish, contemporary units incorporating work surfaces with upstand, inset single drainer sink with mixer tap, ample soft-close base cupboard and drawer units and matching eye-level wall cupboards.

Integrated appliances comprise Beko induction hob with extractor fan above, eye-level Hotpoint electric double oven, fridge-freezer, Beko dishwasher and Beko washing machine.

Designer-style upright radiator, wood-effect flooring, understairs cupboard, recessed ceiling spotlights, picture window and external part-glazed door to rear garden.

## FIRST FLOOR

### Half-landing

Window overlooking rear garden.

### Landing

Loft access hatch.

### Bedroom One 4.22m x 3.02m (13'10" x 9'11")

Radiator, dual-aspect windows to front and side.

### Bedroom Two 3.00m x 2.72m (9'10" x 8'11")

Radiator, window to side.

### Bedroom Three 2.41m x 2.97m (7'11" x 9'9")

Radiator, window to rear.

### Shower Room 2.64m x 1.65m (8'8" x 5'5")

White suite comprising low-level WC and hand basin with mixer tap set in vanity unit with cupboard beneath, shower cubicle, chrome heated towel rail, tiled walls, wood-effect flooring, recessed spotlights, window to side.

## OUTSIDE

### Attached Oversized Single Garage 6.83m max x 2.54m (22'5" max x 8'4")

Light and power, up-and-over door to front, window to side, personnel door to rear garden, Ideal gas central heating boiler.

### Integral Store

(at the rear of the garage)  
With door to rear garden.

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### **Front Garden**

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

Adjoining the driveway is a pathway leading to front door and shaped lawn with adjoining borders, gravelled terrace and low-level brick walling boundary.

### **Rear Garden**

The fully enclosed, generously proportioned rear garden enjoys westerly aspect and has been landscaped to include a large gravelled terrace with paved inset providing an attractive seating area ideal for al fresco dining and entertaining in the warm months, lawn and mature borders stocked with a wide variety of shrubs, bushes and colourful plants.

### **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: O2 - voice likely, data limited; EE, Three, Vodafone - voice and data limited;  
Outdoor: O2, EE, 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.

### **PLANNING PERMISSION**

A full Planning Permission No 2021/0944/FUL was granted on 15/09/2021 for a single-storey extension which can be inspected on <https://www.rutland.gov.uk/planning-building-control/planning/search-planning-applications-decisions-other-planning-documents> or at the Selling Agent's offices.

### **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 C  
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

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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.

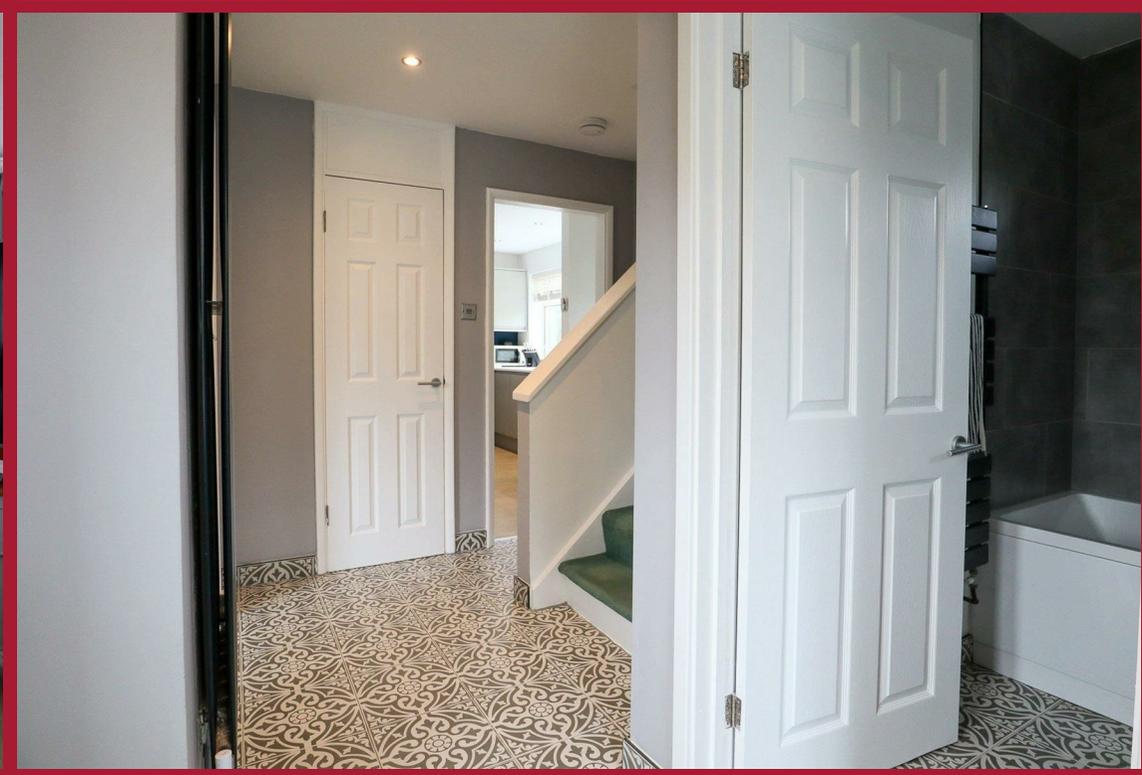
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

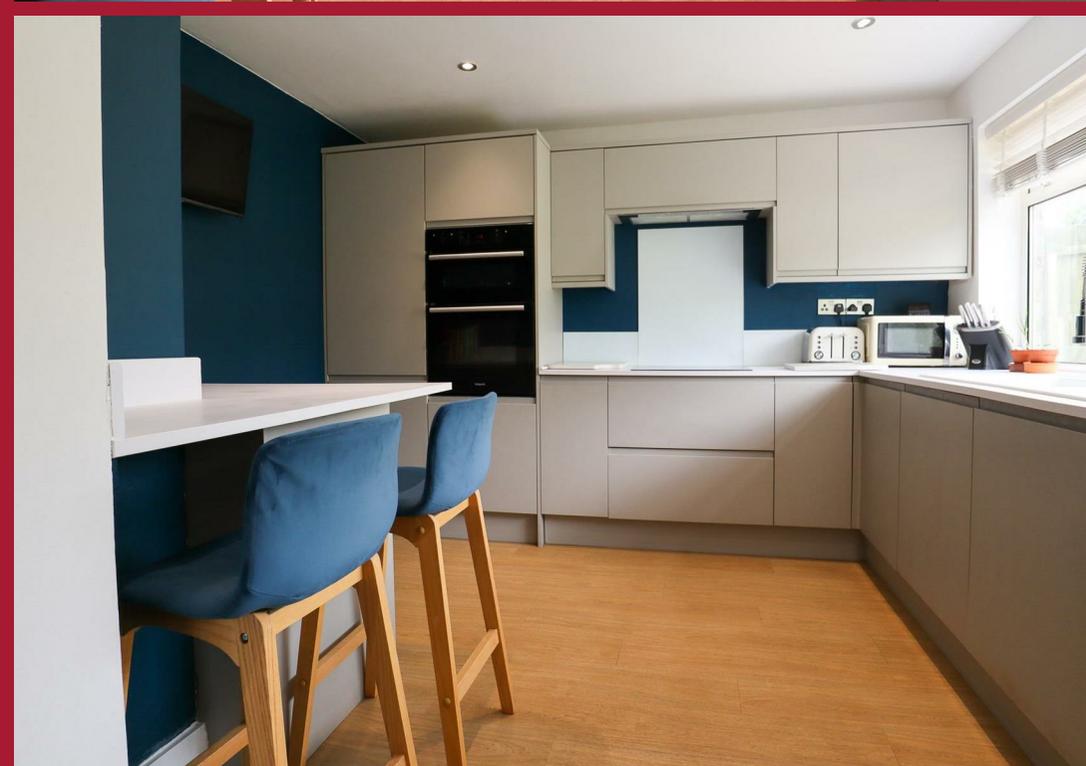
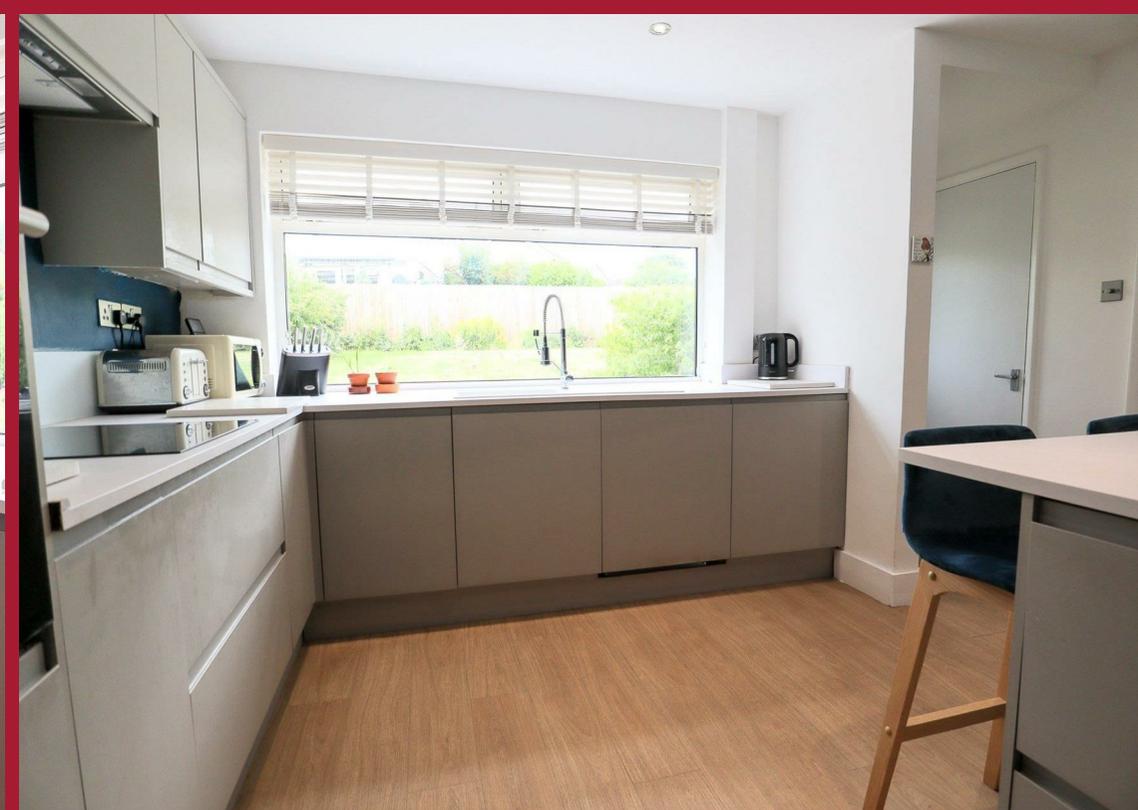
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

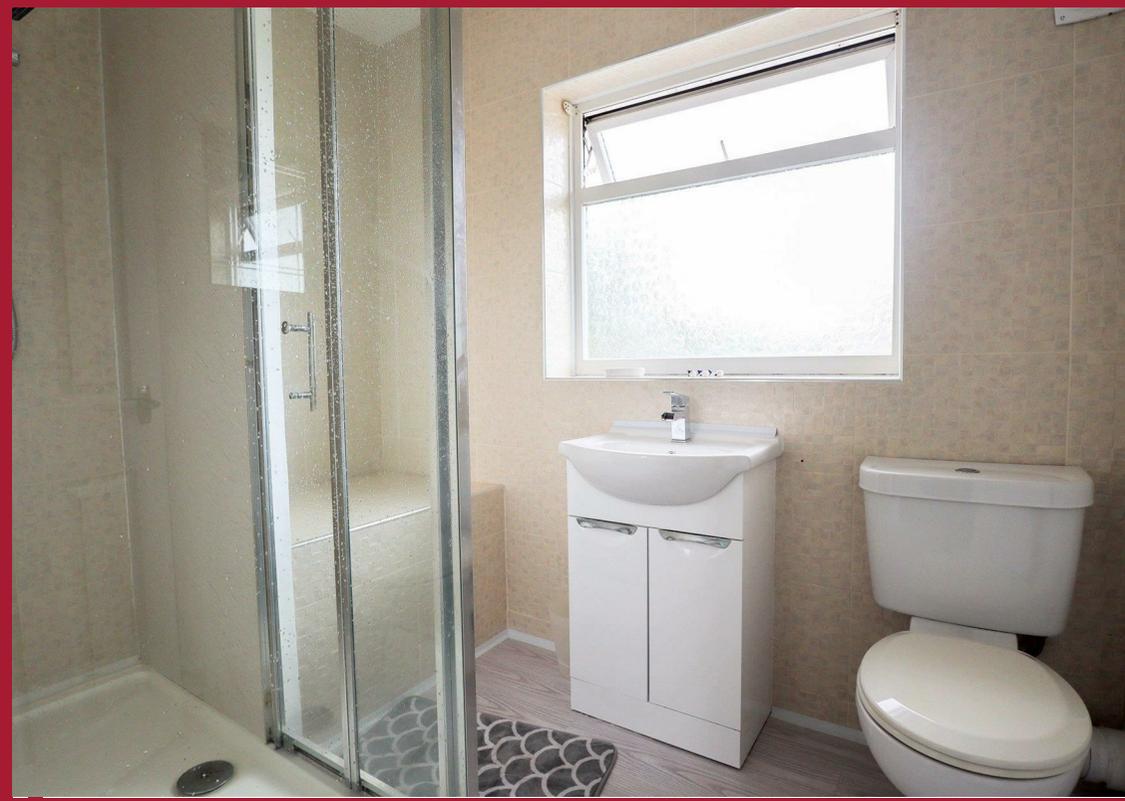
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation 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.









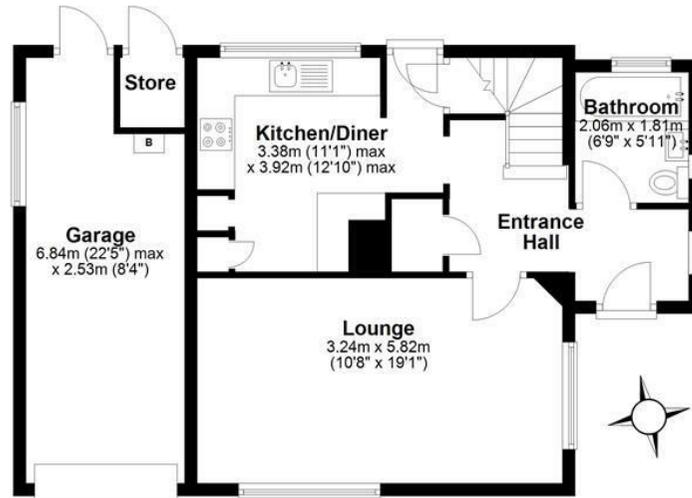




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**Ground Floor**

Main area: approx. 46.4 sq. metres (499.1 sq. feet)  
Plus garages, approx. 17.8 sq. metres (191.9 sq. feet)



**First Floor**

Approx. 39.2 sq. metres (422.0 sq. feet)



Main area: Approx. 85.6 sq. metres (921.1 sq. feet)  
Plus garages, approx. 17.8 sq. metres (191.9 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC