41 Redland Road, Oakham, Rutland, LE15 6PH

Guide Price £339,950

MURRAY

Chartered Surveyors & Estate Agents

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41 Redland Road, Oakham, Rutland, LE15 6PH
Tenure: Freehold
Council Tax Band: D (Rutland County Council)

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DESCRIPTION

Extended, detached house with a single garage, ample off-road parking and good-size, landscaped garden backing on to playfields situated within a popular, established residential area on the edge of Oakham.

Benefiting from gas central heating and mostly double glazing, the property provides a very well maintained and tastefully presented accommodation which can be summarised as follows:

GROUND FLOOR: Entrance Porch, WC, Sitting Room, separate Dining Room, attractive Conservatory, Kitchen;

FIRST FLOOR: three Bedrooms, Shower Room.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.78m x 1.19m (5'10" x 3'11")

UPVC double-glazed main entrance door, radiator, laminate flooring, internal doors to WC and Sitting Room.

WC 1.75m x 1.12m (5'9" x 3'8")

Two-piece suite comprising low-level WC and pedestal hand basin, tiled walls, laminate flooring, window to front.

Sitting Room 5.49m max x 6.73m (18'0" max x 22'1")

Generously-proportioned reception room featuring contemporary electric fire set in elegant surround, two radiators, display arch, wall-light points, stairs to first floor, glazed double doors leading to Dining Room and picture window to front.

Dining Room 2.97m x 3.25m (9'9" x 10'8")

Radiator in decorative cabinet, laminate flooring, sliding doors to Conservatory, doorway to Kitchen.

Conservatory 3.30m max x 3.18m (10'10" max x 10'5")

UPVC construction on low-level brick walls featuring laminate flooring, picture windows with leaded-light transoms and French doors giving access to paved patio and rear garden beyond.

Kitchen 2.97m x 3.35m (9'9" x 11'0")

Range of fitted units incorporating quartz-effect work surfaces with tiled splashbacks, inset 1.5-bowl single drainer sink with mixer tap, ample base cupboards and drawers and matching eye-level wall units (cupboards, display shelving and glass-fronted cabinet) with ambient lighting beneath.

Integrated appliances comprising fridge-freezer, Neff dishwasher, Neff electric oven, Samsung induction hob with glass splashback and extractor fan above.

Tiled flooring, understairs Pantry, window overlooking rear garden.

FIRST FLOOR

Landing

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

Bedroom One 3.71m x 3.02m (12'2" x 9'11")

Range of fitted bedroom furniture comprising two double wardrobes with top boxes and central dressing table with drawers, radiator, window to front.

Bedroom Two 2.64m x 4.19m incl wardrobe (8'8" x 13'9" incl wardrobe)

Built-in double wardrobe with sliding, mirrored doors, radiator, window to rear overlooking garden and playfields beyond.

Bedroom Three 2.67m x 3.58m max (8'9" x 11'9" max)

Radiator, window to front.

Shower Room 1.68m x 2.44m (5'6" x 8'0")

Equipped with a corner shower cubicle with mermaid boarding and vanity unit incorporating concealed-cistern WC and hand basin with mixer tap, adjoining top and storage beneath.

Chrome heated towel rail, tiled walls, tiled floor, window to rear.

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OUTSIDE

Attached Single Garage 7.92m max x 2.95m (26'0" max x 9'8")

Light and power, electric charging point, plumbing for washing machine, fitted shelving, up-and-over door to front, personnel door and window to rear.

Front Garden

The property is accessed via a shaped, brick-paved driveway which gives access to the garage and provides off-road parking for up to 3 vehicles. Adjoining the driveway is an area of lawn with mature laurel hedging to boundary.

A hand gate to the side of the house gives access to the rear garden.

Rear Garden

The fully enclosed rear garden backs on to playfields and enjoys a good degree of privacy. The garden has been attractively arranged to include a shaped patio area immediately to the rear of the house, lawn with deep borders and inset specimen tree, a raised bed and a further good-size paved seating area with a trellis panel screen and a metal pergola above (at the top of the garden)

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
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 D
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

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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.

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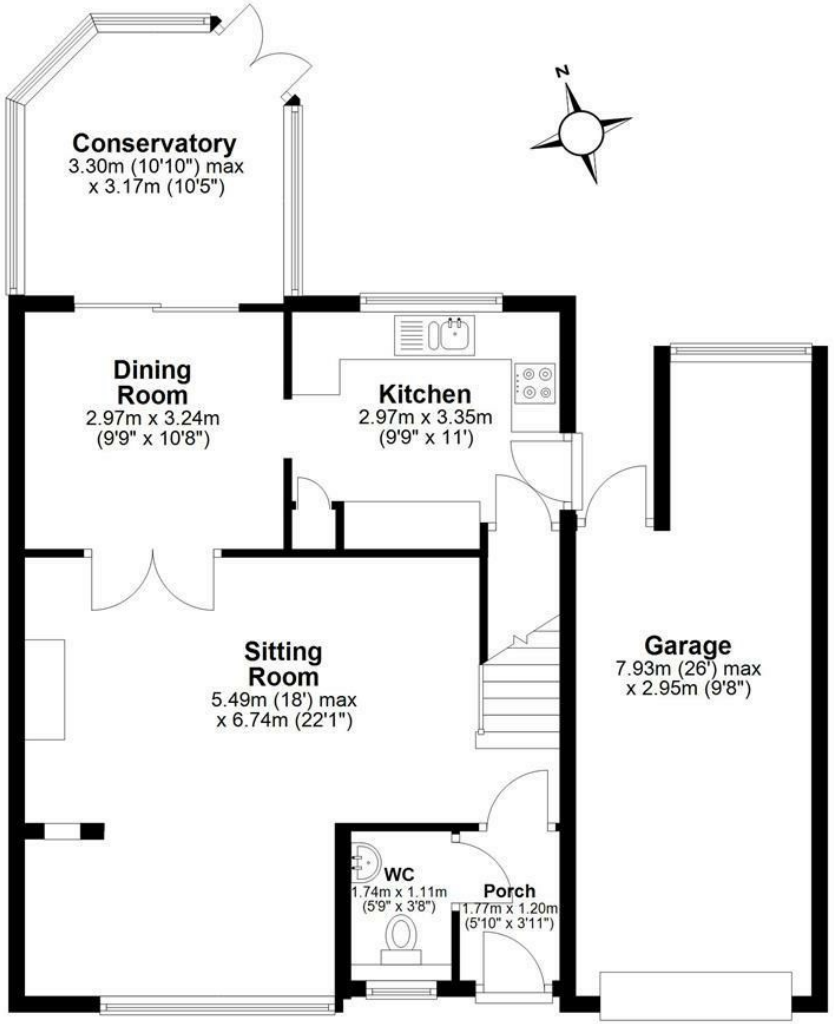
Ground Floor

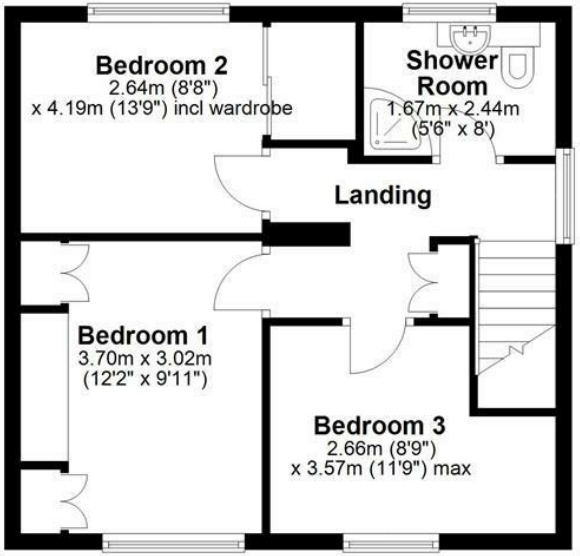
Main area: approx. 67.6 sq. metres (727.7 sq. feet)

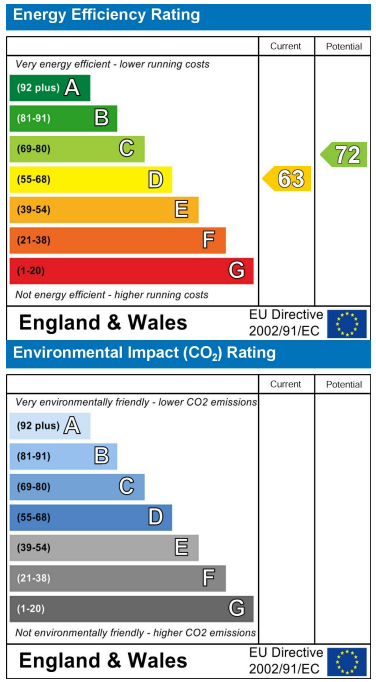
Plus garages, approx. 21.6 sq. metres (232.0 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.1 sq. feet)





Main area: Approx. 110.7 sq. metres (1191.8 sq. feet)

Plus garages, approx. 21.6 sq. metres (232.0 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.