



3 Plover Close, Oakham, Rutland, LE15 6BE
Guide Price £210,000



Chartered Surveyors & Estate Agents

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3 Plover Close, Oakham, Rutland, LE15 6BE
Tenure: Freehold
Council Tax Band: B (Rutland County Council)



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DESCRIPTION

A link-detached house with a car port, off-street parking for two cars and private rear garden situated in a quiet cul-de-sac within an established residential area on the edge of Oakham.

The property offers well-maintained accommodation with gas-fired central heating and double glazing throughout. The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Living Room, refitted Breakfast Kitchen;

FIRST FLOOR: three Bedrooms (2 doubles and 1 single), Shower Room.

ACCOMMODATION

GROUND FLOOR

UPVC double-glazed entrance door gives access to:

Living Room 4.95m x 3.73m (16'3" x 12'3")

Radiator, staircase with open spindles leading to first floor, window to front, door to Breakfast Kitchen.

Breakfast Kitchen 2.36m x 3.73m (7'9" x 12'3")

Refitted with attractive modern units incorporating granite-effect worktops with splashbacks, inset single drainer sink with contemporary-style mixer tap, base cupboard and drawer units and matching eye-level wall cupboards, one of them housing Netaheat gas central heating boiler.

There is undercounter space and plumbing for washing machine and space for tumble dryer, space for slot-in cooker with stainless steel extractor above and space for freestanding fridge-freezer.

Radiator, tiled floor, window and external UPVC part-glazed door to rear garden.

FIRST FLOOR

Landing

Built-in airing cupboard housing newly replaced, insulated hot water cylinder, hatch giving access to insulated loft space.

Bedroom One 2.64m x 3.73m (8'8" x 12'3")

A double bedroom with radiator and window to front.

Bedroom Two 2.36m x 3.76m (7'9" x 12'4")

A further double bedroom with radiator and window overlooking rear garden.

Bedroom Three 2.41m + wardrobe x 2.44m max (7'11" + wardrobe x 8'0" max)

Single bedroom with radiator and window to front.

Shower Room 1.73m x 2.41m (5'8" x 7'11")

Traditional-style white suite of low-level WC and pedestal hand basin with fully tiled splashbacks, walk-in shower with Triton power shower and mermaid boarding to surround, radiator, window to rear.

OUTSIDE

The property is accessed via a driveway which provides two off-road car parking spaces and leads to Car Port.

Car Port 5.11m x 2.51m (16'9" x 8'3")

Situated to the side of the house.

Gardens

To the front of the property is an open-plan area of lawn with border.

To the rear of the property lies a fully enclosed garden privately screened by trees and enjoying a southerly aspect. The garden has been laid out to include paved patio area, lawn with well-stocked borders and timber summerhouse.

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: EE, Three - voice and data likely; O2, Vodafone - voice limited, data - none;
Outdoor: EE, Three, O2, Vodafone - voice and data likely.
Results are predictions and not a guarantee.

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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 B
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.

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

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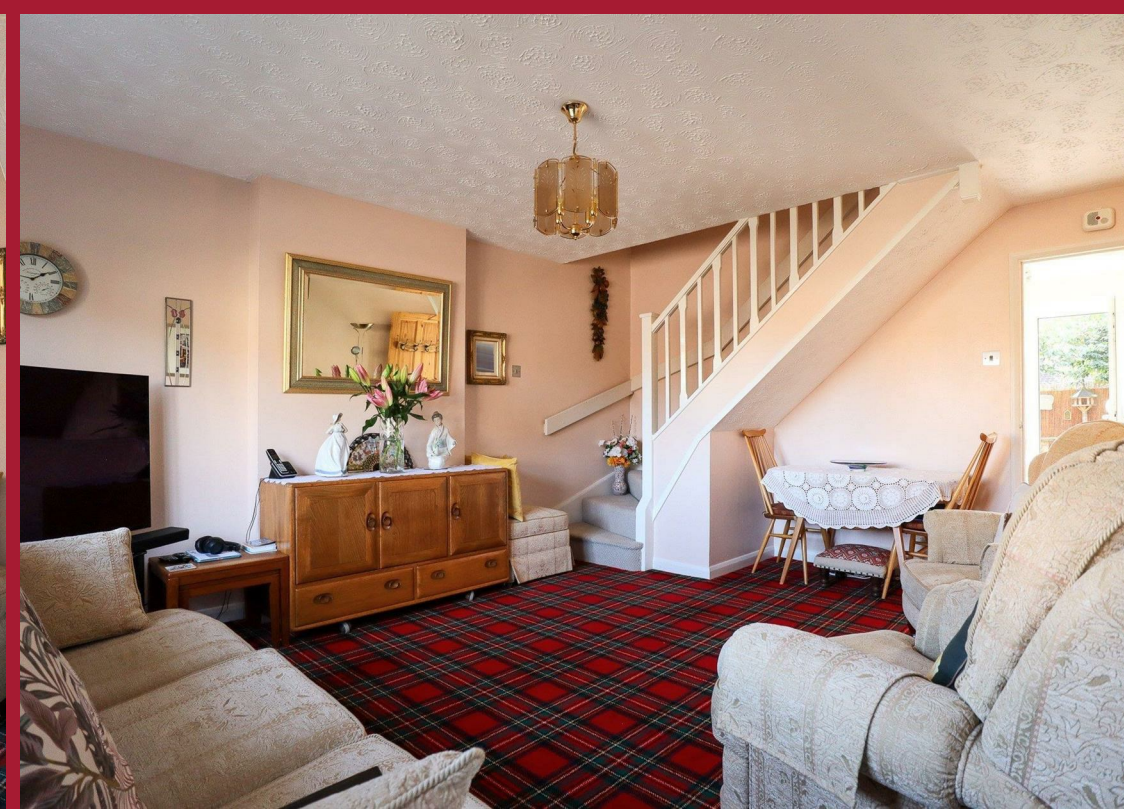
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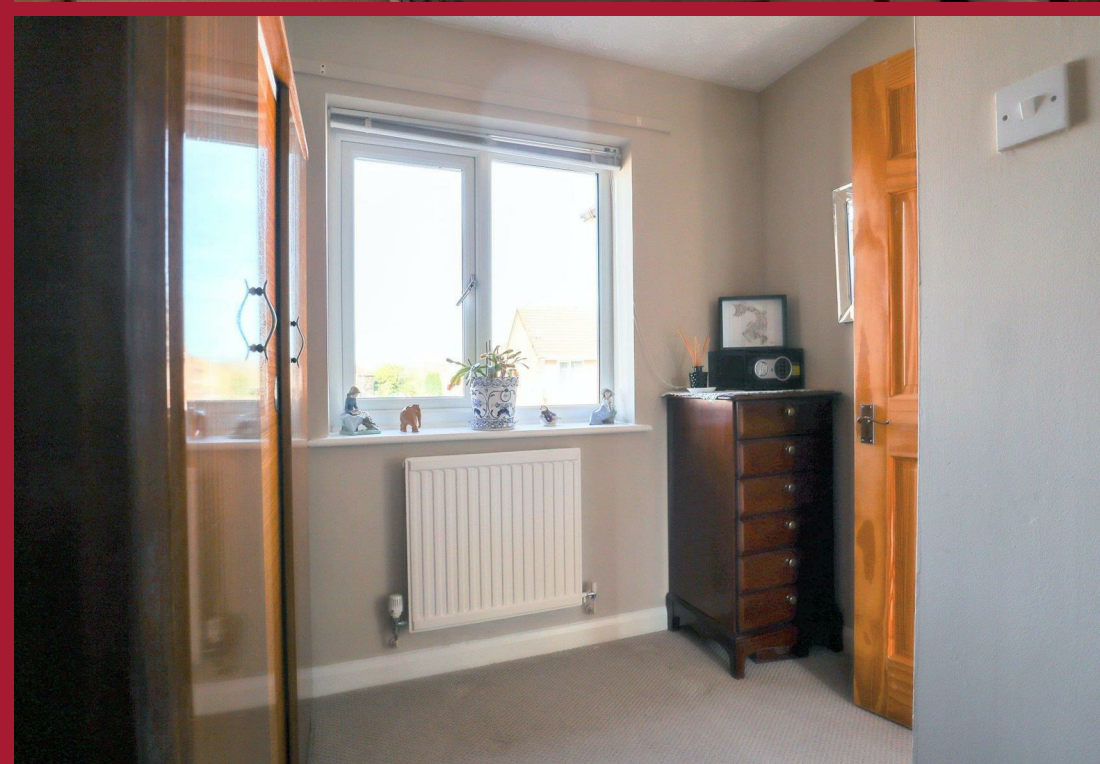
given in good faith.

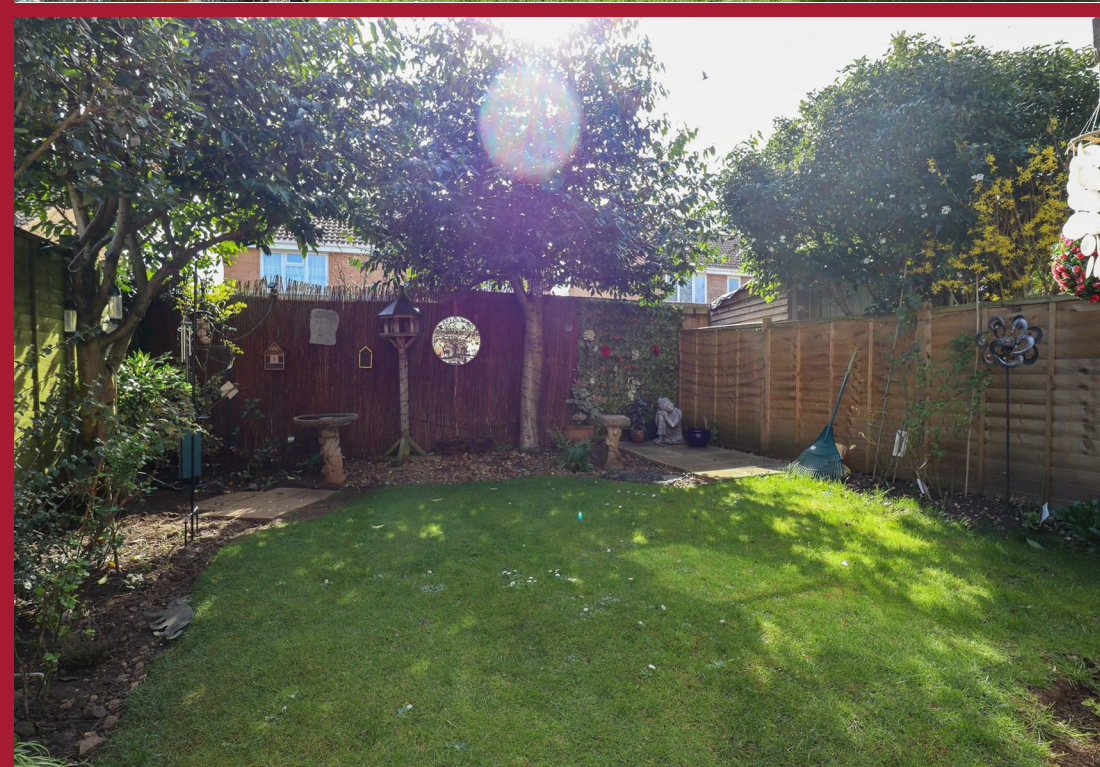
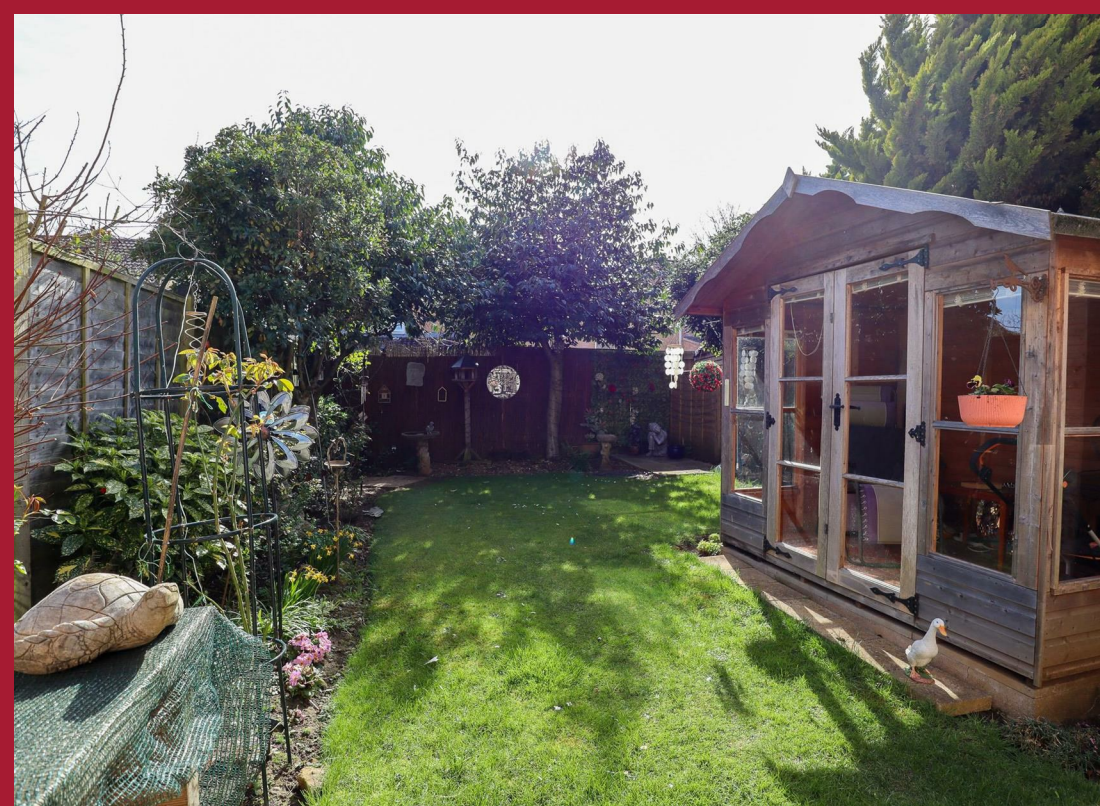
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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





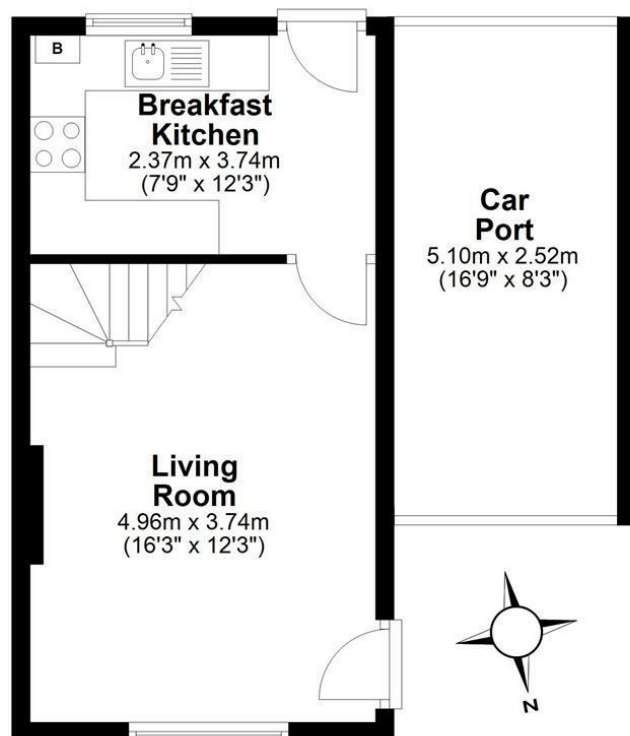




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Ground Floor

Main area: approx. 27.8 sq. metres (299.1 sq. feet)
Plus car port, approx. 12.8 sq. metres (138.1 sq. feet)

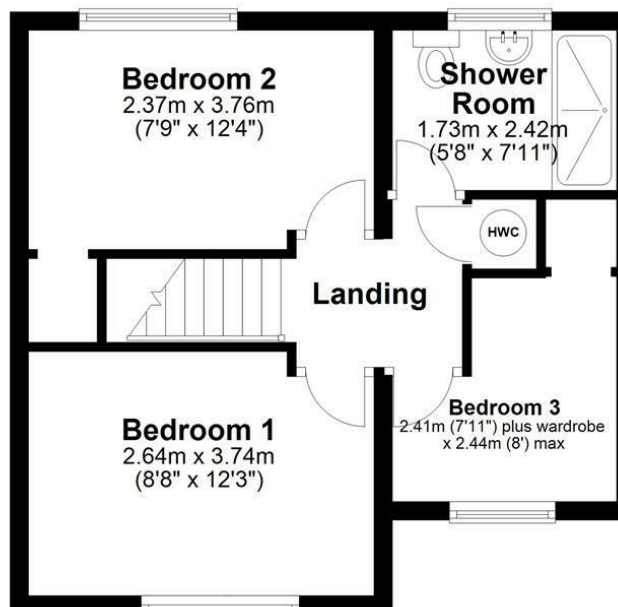


Main area: Approx. 64.1 sq. metres (689.6 sq. feet)
Plus car port, approx. 12.8 sq. metres (138.1 sq. feet)

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.

First Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

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