



**13 Nightingale Way, Oakham, Rutland, LE15 6ES**  
**Guide Price £265,000**



Chartered Surveyors & Estate Agents

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**13 Nightingale Way, Oakham, Rutland, LE15 6ES**

**Tenure: Freehold**

**Council Tax Band: B (Rutland County Council)**



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## **DESCRIPTION**

Extended, contemporary semi-detached house with off-road parking for several cars and attractively landscaped, private rear garden situated in a quiet cul-de-sac within a popular residential area close to town centre and local schools.

The property offers energy efficient accommodation which benefits from gas fired central heating system and full double glazing and features an excellent living kitchen, a true hub of this modern family home.

The interior is arranged over two storeys and briefly comprises:

**GROUND FLOOR:** Entrance Hall, Sitting Room, open-plan Living Kitchen, Utility, WC;

**FIRST FLOOR:** three Bedrooms, Bathroom.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Hall**

Double glazed front entrance door, stairs leading to first floor.

#### **Sitting Room 4.86m x 3.14m (15'11" x 10'3")**

Radiator, wall light points, window to front elevation, door to Living Kitchen.

#### **Open-plan Living Kitchen 6.07m x 4.17m (19'10" x 13'8")**

A light and airy living space comprising:

#### **Kitchen Area**

Excellent range of attractive modern fitted units incorporating granite effect work surfaces which include a breakfast bar area, inset sink with mixer tap, ample base cupboard and drawer units and matching eye level wall cupboards. Integrated appliances comprise dishwasher, electric oven and hob with stainless steel extractor above.

Contrasting metro tiles to splashbacks, tiled floor, spotlighting, two large Velux windows, a set of French doors with matching glazed side panel opening to paved patio area and window providing pleasant outlook over rear garden.

#### **Living/Dining Area**

Tiled floor, understairs cupboard, spotlighting, access to Utility.

#### **Utility 2.64m x 1.70m (8'7" x 5'6")**

Gas fired central heating boiler, external door to side elevation, internal door to WC.

#### **WC 1.70m x 0.88m (5'6" x 2'10")**

Contemporary white suite of low level WC and rectangular hand basin with mixer tap and tiled splashback set within vanity unit, window to front elevation.

### **FIRST FLOOR**

#### **Landing**

Hatch with ladder leading to fully boarded loft space.

#### **Bedroom One 3.54m x 2.92m (11'7" x 9'6")**

Built-in wardrobes to one wall, radiator, window overlooking private rear garden.

#### **Bedroom Two 3.05m x 2.13m (10'0" x 7'0")**

Radiator, window to front elevation.

#### **Bedroom Three 2.08m x 1.91m (6'10" x 6'3")**

Radiator, window to front elevation.

#### **Bathroom 1.74m x 2.12m (5'8" x 6'11")**

Contemporary white suite comprising low level WC, wash hand basin and panelled bath with shower above.

Radiator, window to side elevation.

### **OUTSIDE**

#### **Parking**

The property's open-plan frontage is block paved to provide off-road parking for 2 cars.

A hand gate to the side of the house links front and rear of the property.

#### **Garden**

The fully enclosed rear garden enjoys a good degree of privacy and has been laid out to include a sunken paved patio area immediately to the rear of the house, gravelled terrace flanked by well stocked, raised borders and an area of timber decking at the top of the garden.

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### **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, O2, Vodafone - voice and data limited;

Outdoor: EE, Three, O2, 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.

### **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

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by inspection, or otherwise as to the correctness of each of them.

agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

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

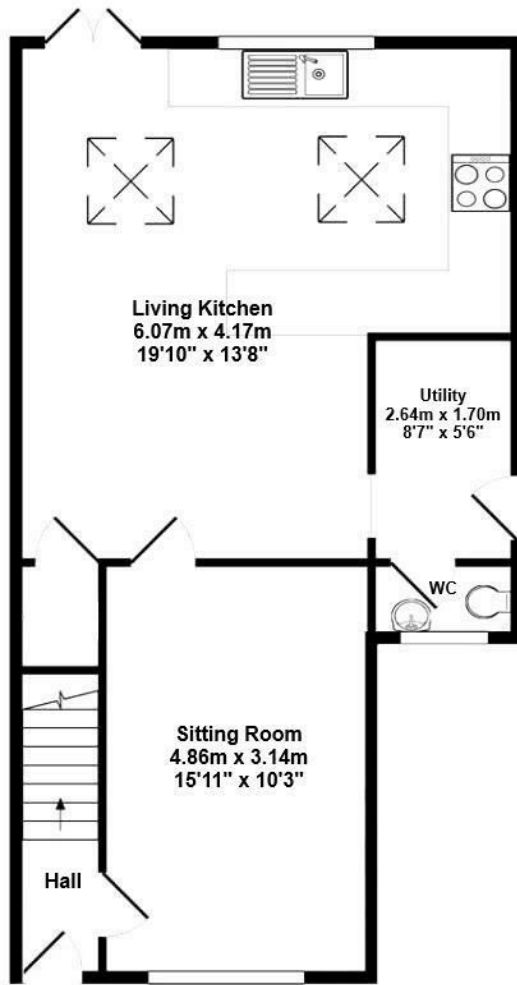




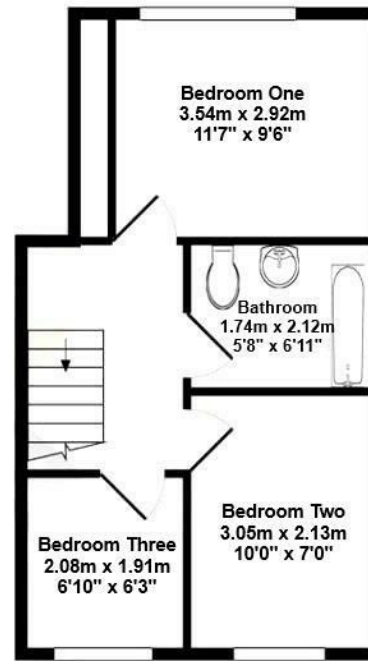




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GROUND FLOOR



FIRST FLOOR

Not to scale - for identification purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>72</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
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