



29 Melton Road, Whissendine, Rutland, LE15 7EU
Guide Price £360,000



Chartered Surveyors & Estate Agents

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29 Melton Road, Whissendine, Rutland, LE15 7EU

Tenure: Freehold

Council Tax Band: E (Rutland County Council)



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DESCRIPTION

Detached house with a single garage, off-road parking and established garden of good size situated in a desirable village between Oakham and Melton Mowbray.

Benefiting from gas central heating and full double glazing, the accommodation requires routine modernisation and briefly comprises:

GROUND FLOOR: Entrance Porch, Living Room, Dining Room, Kitchen, Utility Area, WC; FIRST FLOOR: four Bedrooms, Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.35m x 1.60m (4'5" x 5'3")

Double-glazed entrance door with glazed side panel, internal glazed door with matching side panel leading to Living Room.

Living Room 6.35m x 5.21m max (20'10" x 17'1" max)

Fitted gas fire set on raised stone hearth with timber mantel above, two radiators, bow window to front, further window to rear, stairs leading to first floor, doors to Dining Room and Kitchen.

Dining Room 3.56m x 2.36m (11'8" x 7'9")

Radiator, window to front.

Kitchen 3.10m x 3.20m max (10'2" x 10'6" max)

Range of kitchen units incorporating wood-effect work surfaces with tiled splashbacks, inset sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards, one of them housing gas central heating boiler. Included in the sale is a Hotpoint cooker with Phillips extractor above and freestanding Bosch dishwasher. There is space for upright fridge-freezer.

Window overlooking rear garden, door to Rear Hall.

Rear Hall

Laminate flooring, half-glazed external door to side paved patio and rear garden beyond, access to Utility Area and WC.

Utility Area

Hotpoint washing machine and Indesit tumble dryer (included in the sale), fitted shelving.

WC 1.50m x 0.97m (4'11" x 3'2")

Two-piece suite comprising low-level WC and wall-mounted wash hand basin with tiled splashback, laminate flooring, high-level window to side.

FIRST FLOOR

Landing

Loft access hatch, window to side.

Bedroom One 3.25m x 4.14m incl wardrobes (10'8" x 13'7" incl wardrobes)

Full-width range of fitted wardrobes to one wall, radiator, window to front.

Bedroom Two 3.07m x 3.10m (10'1" x 10'2")

Radiator, window to rear.

Bedroom Three 2.24m x 3.51m (7'4" x 11'6")

Radiator, window to front.

Bedroom Four 2.18m x 2.51m max (7'2" x 8'3" max)

Radiator, window overlooking rear garden.

Bathroom 2.18m x 1.85m (7'2" x 6'1")

Three-piece suite comprising low-level WC, pedestal hand basin and panelled bath with mixer shower attachment, tiled walls, radiator, built-in airing cupboard housing hot water cylinder and pine slatted shelving, laminate flooring, window to side.

OUTSIDE

Integral Single Garage 5.03m x 2.54m (16'6" x 8'4")

Light and power, up-and-over door, personnel door to rear garden.

Front Garden

The open-plan frontage of the property features a shaped brick-paved driveway which gives access to the garage and provides off-road parking for two cars. Adjoining the driveway is an area of lawn with two inset trees.

Rear Garden

The good-size rear garden is fully enclosed and has been arranged to include two paved seating areas,

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one of them with an adjoining screened gravel terrace, shaped lawn and deep borders stocked with a wide variety of shrubs, bushes, plants and trees.

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 and in-home

Three - good outdoor

Vodafone - good 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.

WHISSENDINE

Whissendine is an interesting Rutland village which lies approximately 5 miles to the north-west of Oakham and 6.5 miles to the south-east of Melton Mowbray.

Within the village there are two public houses, a church and a highly regarded primary school. In addition, there is a sports complex with playing fields

and cricket ground.

In both Melton Mowbray and Oakham there is a good range of shops which cater for most needs together with regular produce markets, as well as doctors, dentists and opticians.

For schooling, in addition to the local village school there is a range of Local Authority schools in both Oakham and Melton Mowbray, and these complement the range of private schools also available in the area.

For commuters, there is a British Rail terminal at Oakham where there are train services to Leicester, Birmingham, Peterborough and Kettering at the latter two destinations there are good services to London, King's Cross. A number of people who live in Whissendine commute to other centres and these include Nottingham, Leicester and Loughborough.

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 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

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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.

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.

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





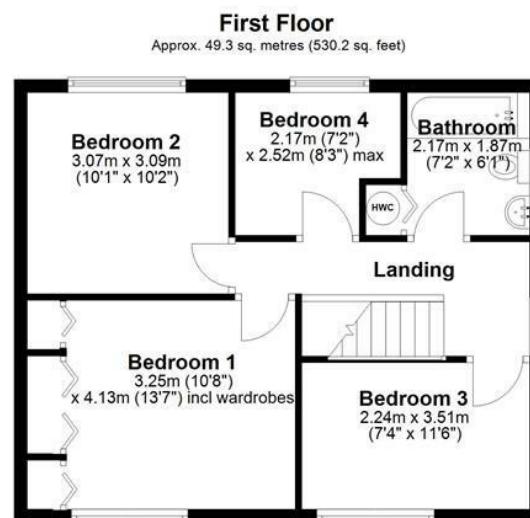
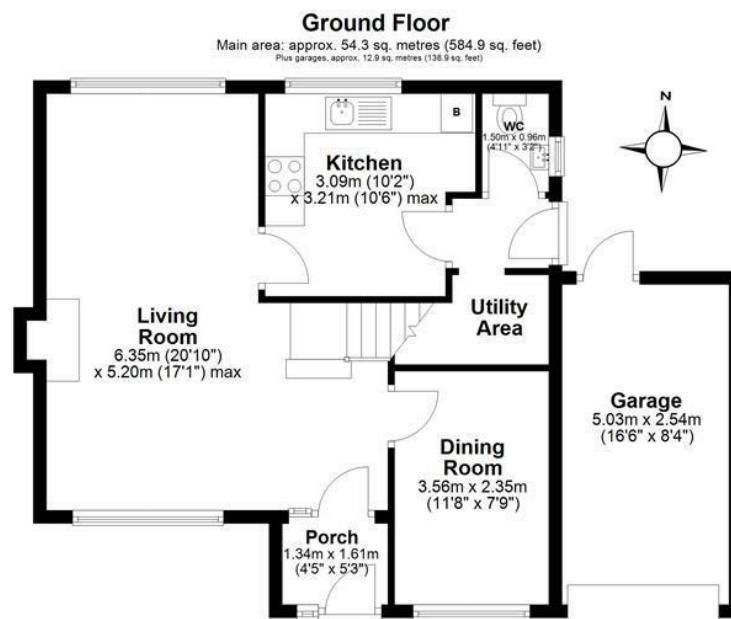








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Main area: Approx. 103.6 sq. metres (1115.1 sq. feet)
Plus garages, approx. 12.9 sq. metres (138.9 sq. feet)

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	78

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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