



18 Tyne Road, Oakham, Rutland, LE15 6SJ
Guide Price £289,950

MURRAY

Chartered Surveyors & Estate Agents

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

DESCRIPTION

Beautifully presented and much improved semi-detached house with ample off-road parking and good-size rear garden situated in an established residential area on the edge of Oakham.

Benefiting from gas central heating and full double glazing, the property offers tastefully appointed accommodation with good quality fixtures and fittings. The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Porch, Living Room with feature designer stove, modern shaker-style Kitchen, new WC; **FIRST FLOOR:** three Bedrooms, Bathroom.

The integral single garage was converted to provide a ground-floor WC and useful storage room with external access to front.

The property is available with NO CHAIN and early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.88m x 1.27m (6'2" x 4'2")

UPVC double-glazed entrance door with leaded light detailing, radiator, laminate flooring, window to side, internal door to Living Room.

Living Room 5.84m x 3.94m (19'2" x 12'11")

Bohemia X30 Cube wood-burning/multifuel eco design stove, radiator, laminate flooring, staircase with open spindles leading to first floor, dual-aspect windows to front and rear, external half-glazed door giving access to rear garden, internal door to Kitchen.

Kitchen 4.95m x 2.46m (16'3" x 8'1")

Good-size, open-plan kitchen with utility area fitted in modern shaker style and featuring excellent range of units incorporating wood-effect work surfaces with upstand, ample base cupboard and drawer units and matching wall cupboards.

Integrated appliances comprise Bosch electric oven, Bosch induction hob with ornate tiled splashback and extractor fan above.

Undercounter space and plumbing for dishwasher and washing machine, undercounter space for tumble dryer, space for upright, freestanding fridge/freezer.

Radiator, laminate flooring, recessed ceiling spotlights, window overlooking rear garden, internal door to WC.

WC 0.81m x 2.39m (2'8" x 7'10")

Contemporary white suite of low-level WC and Vitra hand basin with mixer tap set within vanity unit with cupboard beneath. Chrome heated towel rail, laminate flooring.

FIRST FLOOR

Landing

Hatch with retractable ladder giving access to large loft.

Bedroom One 4.34m incl wardrobe x 3.89m (14'3" incl wardrobe x 12'9")

Built-in double wardrobe with sliding mirror doors, radiator, window to front.

Bedroom Two 3.05m x 2.57m max (10'0" x 8'5" max)

Radiator, window to front.

Bedroom Three 2.18m x 2.97m (7'2" x 9'9")

Built-in airing cupboard housing Worcester gas central heating boiler, radiator, window overlooking rear garden.

Bathroom 2.24m max x 2.49m (7'4" max x 8'2")

White suite comprising low-level WC, pedestal hand basin with mixer tap and panelled bath with electric Mira shower above and glass screen. Chrome heated towel rail, tiled splashbacks, window to rear.

OUTSIDE

Integral Store Room 2.06m x 2.51m (6'9" x 8'3")

(part of the ex-garage)

Light and power, up-and-over door to front.

Parking

The property is accessed via a shaped block-paved driveway which together with adjoining gravelled terrace provides ample area of vehicular hard standing to the front.

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

Rear Garden

The generously proportioned, fully enclosed rear garden enjoys a westerly aspect and has been arranged to include a sunken paved area immediately to the rear of the house with steps leading onto lawn with border and an archway with mature climber giving access to a privately enclosed, paved seating area at the top of the garden ideal for al fresco dining and entertaining in warmer months.

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, variable in-home
O2 - good outdoor, variable 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.

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 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.



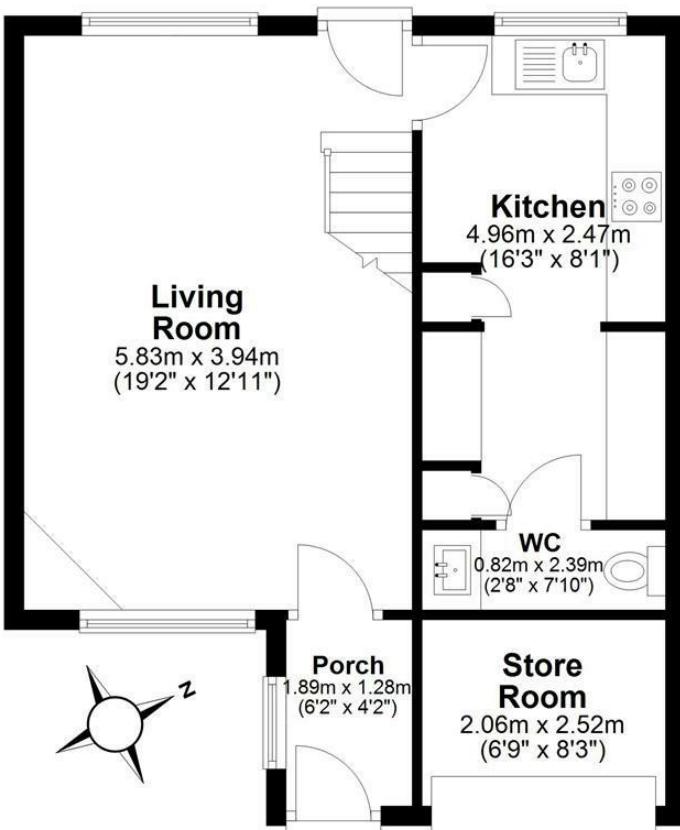






Ground Floor

Approx. 45.7 sq. metres (492.2 sq. feet)

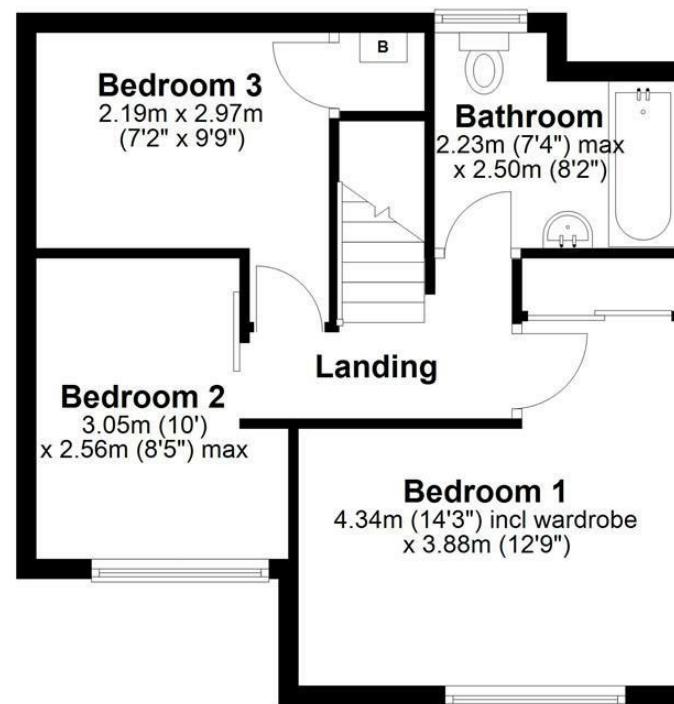


Total area: approx. 85.0 sq. metres (914.5 sq. feet)

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. 39.2 sq. metres (422.3 sq. feet)



Energy Efficiency Rating

