



**2 Thomas Fryer Almshouses Priory Road, Manton, Rutland, LE15 8ST**  
**Asking Price £220,000**



Chartered Surveyors & Estate Agents

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## 2 Thomas Fryer Almshouses Priory Road, Manton, Rutland, LE15 8ST

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



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### DESCRIPTION

A semi-detached, one-bedroom bungalow with private gardens situated in the centre of this desirable Rutland Water village.

The accommodation on offer benefits from gas central heating and full double glazing and briefly comprises Entrance Hall, Shower Room, modern shaker style Kitchen, Boiler Room, Sitting Room with feature fireplace and a double Bedroom. Outside, there is a rear hard landscaped garden, providing a pleasant area to unwind.

The property offers potential for extension and further refurbishment, subject to obtaining the necessary planning consents.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Porch 0.81m x 1.02m (2'8" x 3'4")

Timber construction with UPVC entrance door leading to:

##### Entrance Hall 1.63m max x 2.64m max (5'4" max x 8'8" max)

Radiator, built-in airing cupboard housing hot water cylinder and storage beneath.

##### Shower Room 1.47m x 2.16m (4'10" x 7'1")

White suite of low level WC and pedestal hand basin, double shower cubicle with Triton mains shower, fully tiled splashbacks, radiator, window to front elevation.

##### Kitchen 2.95m x 2.54m (9'8" x 8'4")

Range of attractive modern fitted units incorporating timber effect work surfaces, inset single drainer stainless steel sink with mixer tap, breakfast bar area, shaker style base cupboard and drawer units and matching eye level wall cupboards. Integrated Lamona electric oven and 4 ring Lamona electric hob.

Radiator, tiled splashbacks, tiled floor, recessed ceiling spotlights, window to front elevation.

##### Boiler Room 0.71m x 2.51m (2'4" x 8'3")

Wall mounted Icos gas central heating boiler, window to side elevation.

##### Sitting Room 3.94m x 4.62m max (12'11" x 15'2" max)

Open fire with tiled surround, matching raised hearth and timber mantel, radiator, window and half glazed door to rear garden.

##### Bedroom 3.00m x 3.66m (9'10" x 12'0")

Fitted wardrobes to one wall, radiator, dual aspect windows to side and rear.

#### OUTSIDE

##### Gardens

The gardens are fully enclosed and privately screened by mature hedging. The gardens are landscaped for ease of maintenance and feature attractive inset shrubs, bushes and plants.

##### Brick Store 1.30m x 1.27m (4'3" x 4'2")

### Two timber Garden Sheds

#### 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 and in-home  
O2 - good outdoor  
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.

#### MANTON

Manton is a delightful village lying virtually equidistant between Oakham and Uppingham. It has a number of facilities including a public house, a church and a bus service to various points. Main facilities are available in both Oakham and Uppingham, and these include doctors surgery, dentist, optician, chemist, library etc. In addition there are a good range of shops including supermarkets all of which cater for most needs.

Within the area are a fine range of schools both in the

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public and private sector which offer many facilities for children of all ages. Sporting activities too are many and varied including clubs for most ball participating sports, ideal areas to ride the horse over bridleways etc., and wonderful leisure opportunities at the adjoining Rutland Water where one can sail, fish, cycle, or just enjoy a ramble around the shores of the lake watching the many and varied birds including the osprey.

### **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.









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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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

	Current	Potential
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	