



13 Harrington Way, Oakham, Rutland, LE15 6SE
Guide Price £325,000



Chartered Surveyors & Estate Agents

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13 Harrington Way, Oakham, Rutland, LE15 6SE

Tenure: Freehold

Council Tax Band: C (Rutland County Council)



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DESCRIPTION

Extended, detached house with single garage, off-road parking and good-size, attractively landscaped gardens situated within an established residential area on the edge of Oakham.

Benefiting from gas-fired central heating system, the property provides well-maintained accommodation arranged over two storeys and briefly comprising:

GROUND FLOOR: Entrance Hall, Sitting Room with feature fireplace, open-plan Kitchen/Diner and Garden Room, Rear Lobby, WC; FIRST FLOOR: three Bedrooms (two double and one single), Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed entrance door with glazed side panels, radiator, stairs leading to first floor, understairs cloaks cupboard.

Sitting Room 4.80m max x 3.81m (15'9" max x 12'6")

Feature fireplace with wood burning stove, tiled inset, timber surround and raised tiled hearth, radiator, double-glazed picture window to front.

Kitchen/Diner 2.87m x 5.84m (9'5" x 19'2")

Large, open-plan room incorporating:

Kitchen Area

Magnet kitchen with a range of fitted units comprising granite-effect work surfaces with tiled splashbacks, inset single drainer sink with mixer tap, base cupboard and drawer units, matching eye-level wall cupboards and shelving.

Integrated appliances comprising Neff dishwasher, Neff electric oven, 4-ring gas hob with extractor above.

Included in the sale are freestanding Zanussi washing machine and Beko upright fridge-freezer.

Undercounter Ideal gas central heating boiler, dual-aspect, double-glazed windows to side and rear.

Dining Area

Radiator, archway to Garden Room.

Garden Room 1.57m x 3.78m (5'2" x 12'5")

Double-glazed window to side, sliding patio doors to rear garden, door to Rear Lobby.

Rear Lobby 2.36m x 0.99m (7'9" x 3'3")

Double-glazed window to rear, door to WC, door to Garage.

WC 2.36m x 0.94m (7'9" x 3'1")

Coloured suite comprising low-level WC and wall-mounted wash hand basin with tiled splashback, built-in storage cupboards with louvre doors, tiled floor, double-glazed window to rear.

FIRST FLOOR

Landing

Built-in airing cupboard housing hot water cylinder, hatch giving access to boarded and insulated loft, window with secondary glazing to side.

Bedroom One 4.14m x 3.40m (13'7" x 11'2")

Radiator, double-glazed picture window to front.

Bedroom Two 3.71m x 3.05m (12'2" x 10'0")

Radiator, double-glazed window to rear.

Bedroom Three 2.64m max x 2.34m (8'8" max x 7'8")

(currently used as Study)

Built-in cupboard, radiator, double-glazed window to front.

Bathroom 1.68m x 2.67m (5'6" x 8'9")

Coloured suite comprising low-level WC, pedestal hand basin and panelled bath with Mira shower above, fully tiled splashbacks and matching partially tiled walls, radiator, spotlights, extractor fan, double-glazed window to rear.

OUTSIDE

Attached Garage 6.53m x 2.29m (21'5" x 7'6")

Light and power, manual up-and-over door.

The garage houses a tumble dryer and a single-door fridge which are included in the sale.

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Front Garden

The frontage of the property is bounded by picket fencing with vehicular access via traditional five-bar double gates which lead to the driveway and Garage beyond.

The front garden has been landscaped to include partially gravelled and partially brick-paved shaped driveway offering additional off-road parking and extending to provide access to the front door. Adjoining the driveway is an attractive area of garden bounded by low-level box hedging and featuring a circular terrace and border stocked with various plants and roses.

A hand gate to the side of the house gives access to the rear garden.

Rear Garden

The fully enclosed rear garden provides a peaceful retreat and is featuring shaped lawn, semi-circular sunken paved terrace providing a large seating area spreading the width of the garden, raised flowerbeds and established borders stocked with shrubs, bushes, a specimen tree and flowering plants.

The garden benefits from an outside tap. Included in the sale is a useful shed.

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

Band C

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.

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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.

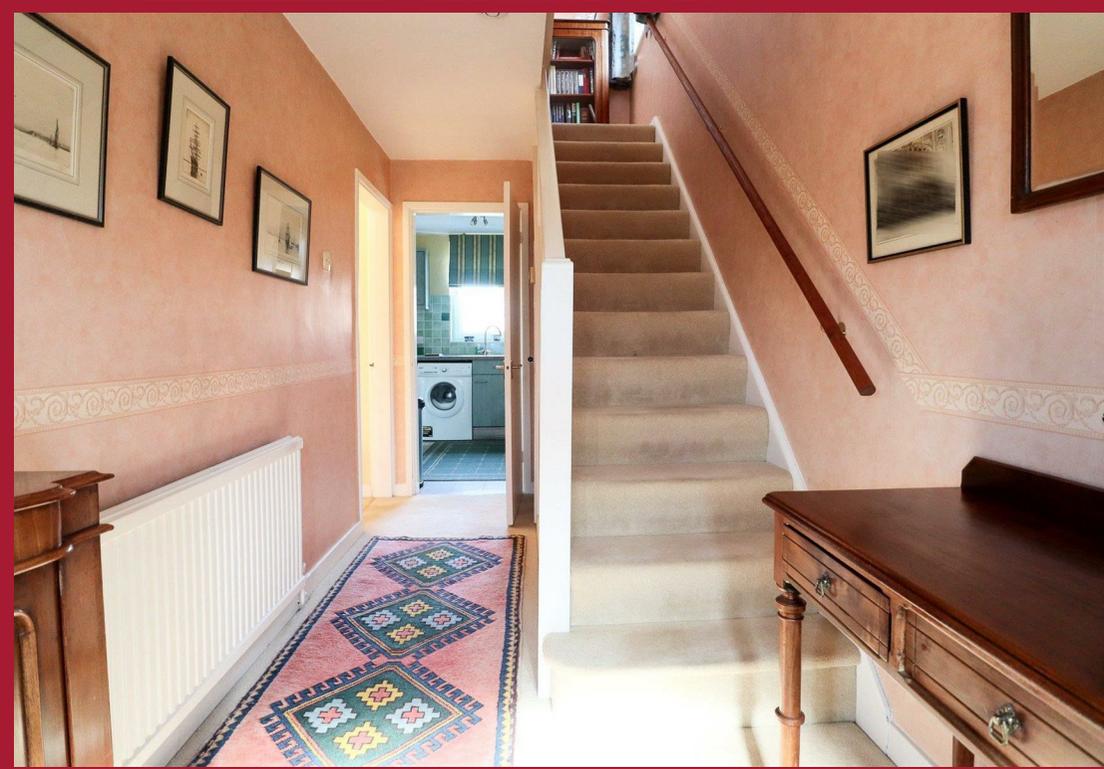
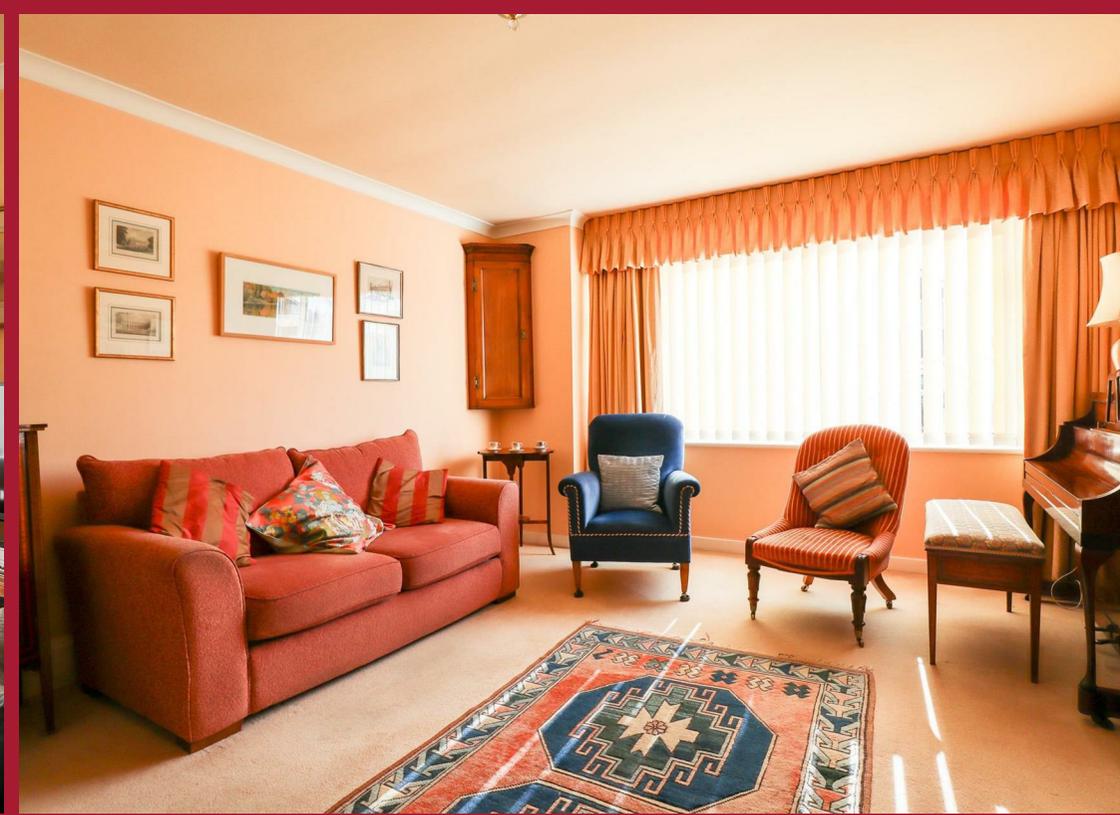
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

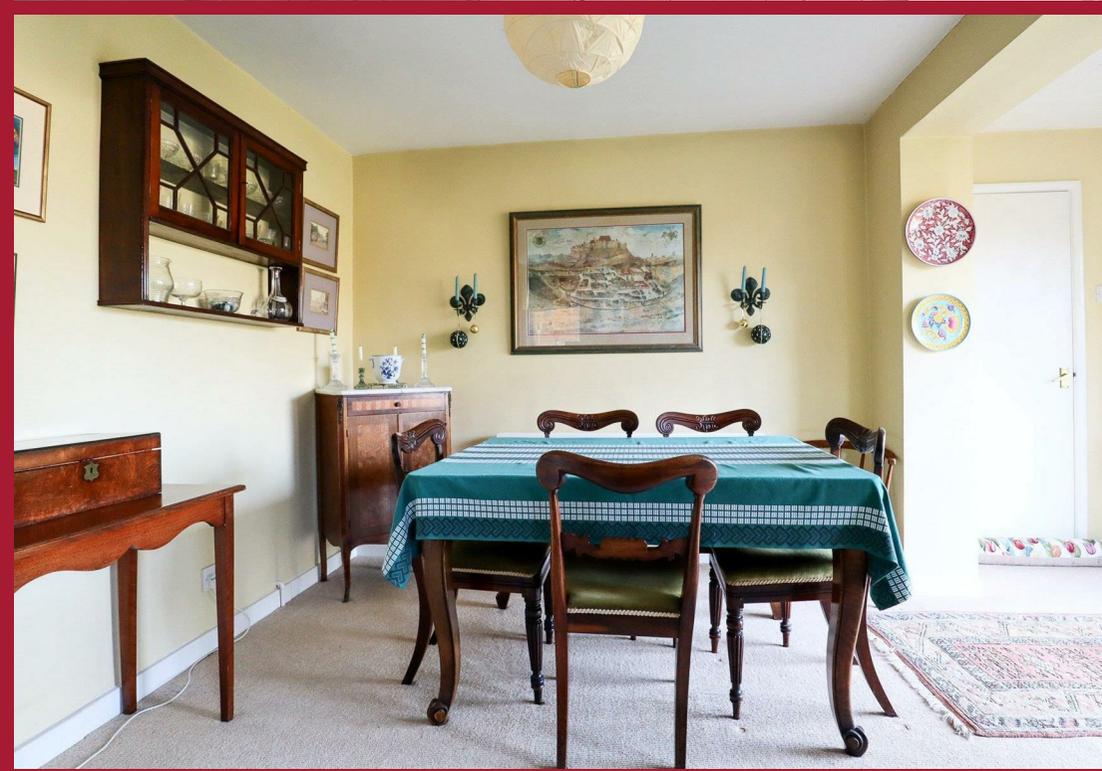
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

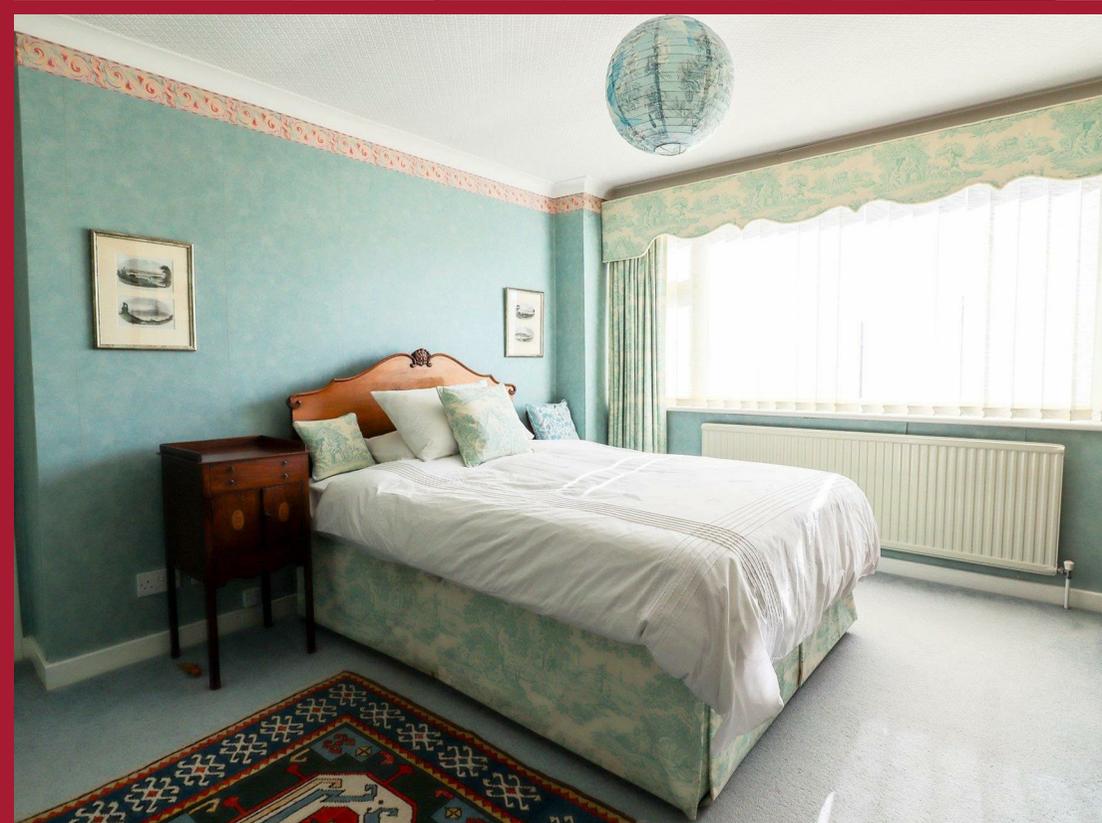
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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

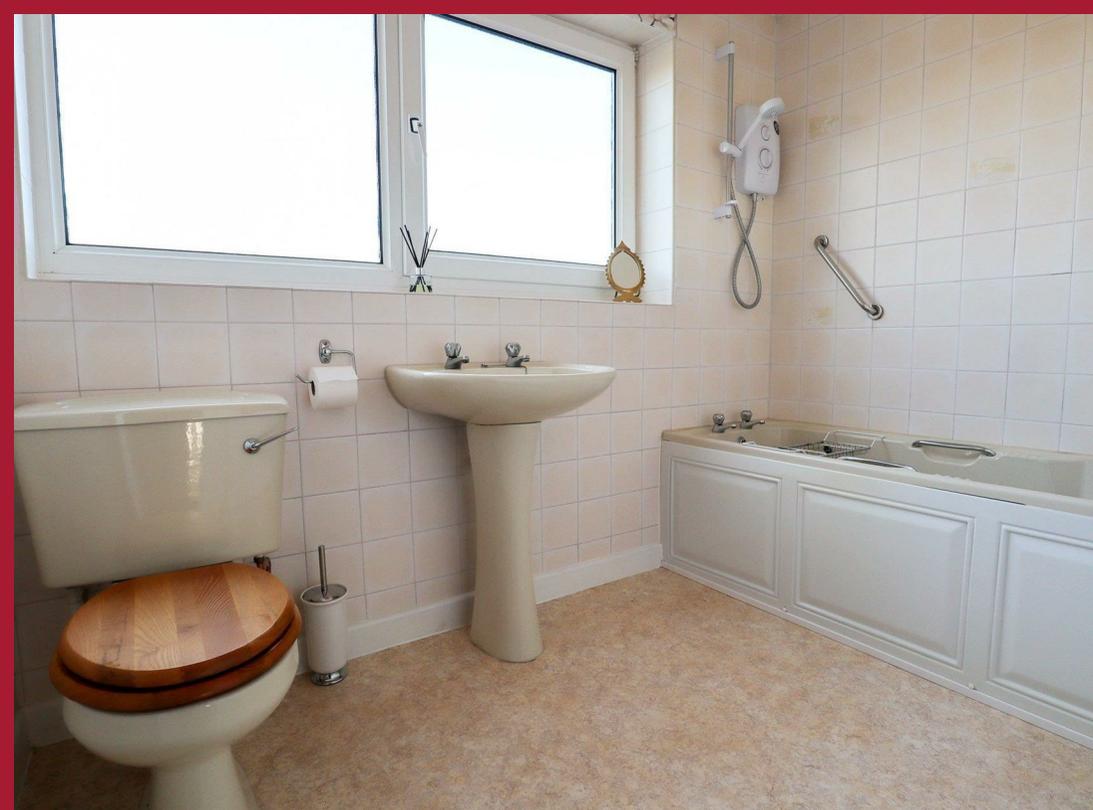
Money Laundering Regulations 2003

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.









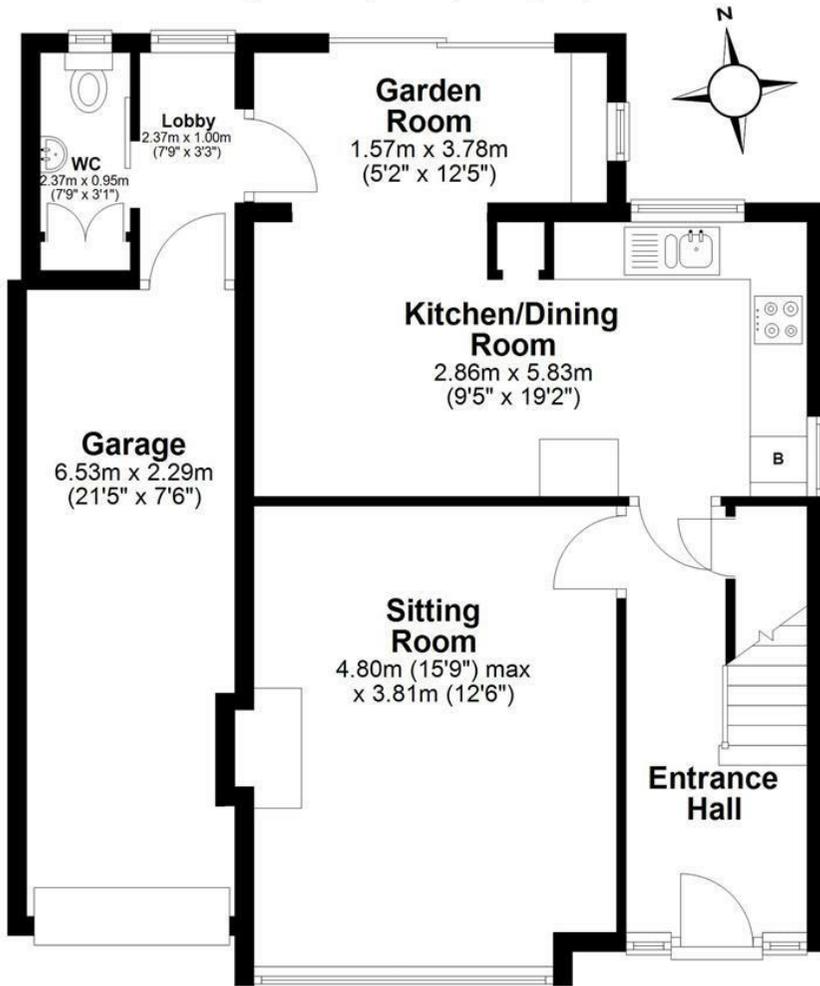




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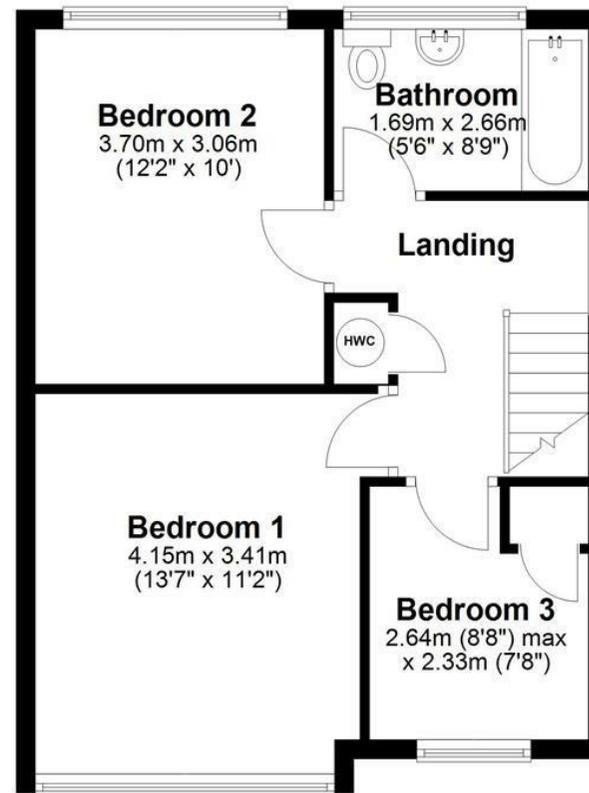
Ground Floor

Approx. 72.0 sq. metres (774.8 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



Total area: approx. 116.3 sq. metres (1251.4 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			
		55	73
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	