



44 Burley Crescent, Oakham, Rutland, LE15 7LG
£219,000



Chartered Surveyors & Estate Agents

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44 Burley Crescent, Oakham, Rutland, LE15 7LG

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



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DESCRIPTION

Much-improved and immaculately presented semi-detached house with two off-road parking spaces and south-facing garden backing onto fields situated in a popular area of the historic market town of Oakham. Burley Crescent provides a peaceful setting while still being within easy reach of the amenities.

Benefiting from gas-fired central heating system and full double glazing, the property features good quality fixtures and fittings and offers stylishly appointed, well-proportioned accommodation which briefly comprises:

GROUND FLOOR: Entrance Hall, WC, Lounge, Breakfast Kitchen; FIRST FLOOR: two Double Bedrooms, Wet Room.

Early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed entrance door, large built-in cupboard with fitted shelving and space with plumbing for washing machine, radiator, tiled floor, recessed ceiling spotlights.

WC

Contemporary white suite comprising Duravit low-level WC and rectangular hand basin with tiled

splashback and mixer tap set in vanity unit with drawers beneath. Tiled floor, recessed ceiling spotlights, window to front.

Lounge 5.38m x 3.78m (17'8" x 12'5")

Two designer-style upright radiators, tiled floor, recessed ceiling spotlights, staircase with open spindles to first floor, French doors with matching glazed side panels leading to the south-facing rear garden.

Breakfast Kitchen 4.45m x 2.74m (14'7" x 9'0")

Refitted with a range of attractive contemporary units incorporating marble-effect work surfaces with metro tiles to splashbacks, inset 1.5-bowl single drainer stainless steel sink with hot water tap, soft-close cupboard and drawer units and matching eye-level wall cupboards. Space for slot-in cooker, undercounter space with plumbing for dishwasher, undercounter space for fridge.

Designer-style upright radiator, tiled floor, recessed ceiling spotlights, window to front.

FIRST FLOOR

Landing

Radiator, loft access hatch, built-in airing cupboard with radiator and slatted shelving, window to side.

Bedroom One 4.19m x 3.78m (13'9" x 12'5")

Built-in cupboard with hanger rail, radiator, window to rear overlooking garden and countryside beyond.

Bedroom Two 4.45m x 2.74m (14'7" x 9'0")

Radiator, window to front.

Wet Room

Stylishly fitted with contemporary white suite comprising concealed-cistern WC and vanity hand basin with mixer tap and storage beneath, shower area with floor drain, deluge shower above and a further Mira shower, feature tiling to walls and floor, chrome heated towel rail, recessed ceiling spotlights and shaver point.

Window to front.

OUTSIDE

Parking

To the side of the property there is a brick-paved area of hard standing (with outside tap) providing off-road parking for two vehicles.

Gardens

The open-plan front garden is mainly laid to lawn with hedge boundary.

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

The fully enclosed, south-facing rear garden backs onto fields and is laid mainly to lawn with borders and an inset mature tree. There is a paved patio area adjoining the rear elevation.

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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:

EE - good outdoor and in-home

O2 - good outdoor

Three - good outdoor, variable in-home

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

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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



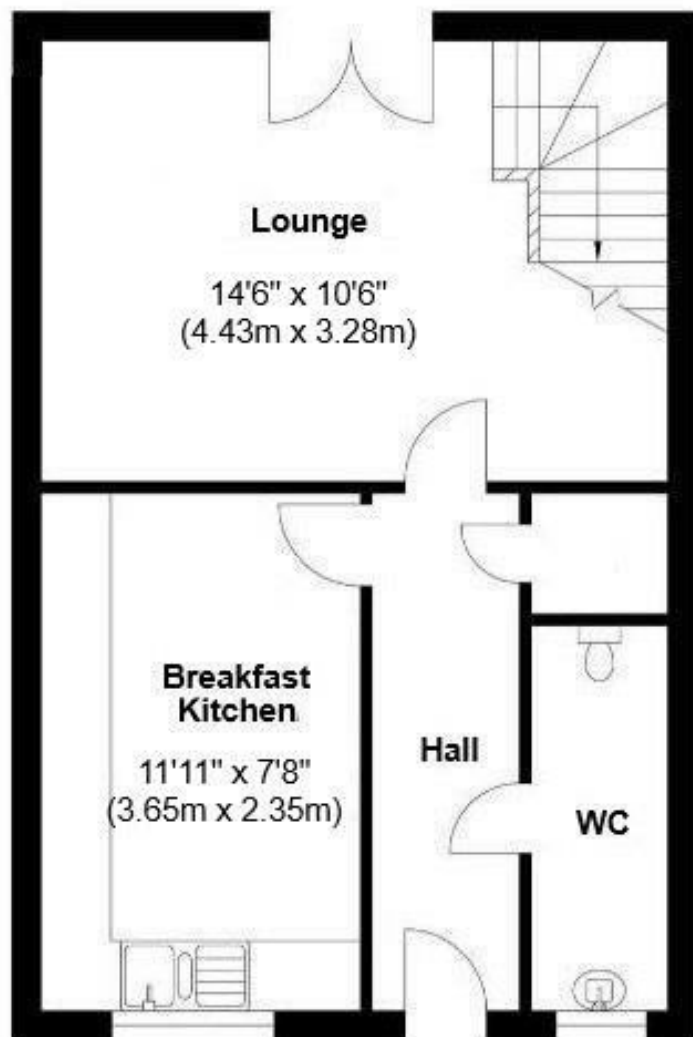




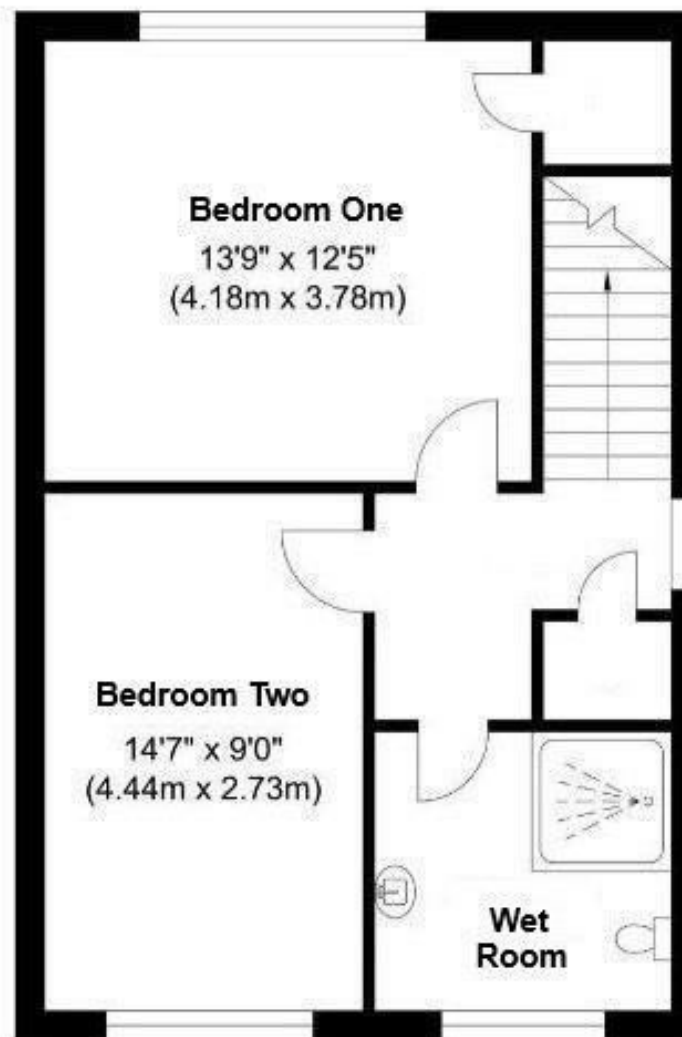




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Ground Floor



First Floor

Not to scale - for identification purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		75	89
(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			
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 	