



**17 Edmonton Way, Oakham, Rutland, LE15 6JE**  
**Guide Price £425,000**



Chartered Surveyors & Estate Agents

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**17 Edmonton Way, Oakham, Rutland, LE15 6JE**

**Tenure: Freehold**

**Council Tax Band: D (Rutland County Council)**



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## **DESCRIPTION**

Detached house with integral single garage, ample off-road parking and beautifully maintained, south-facing rear garden situated in a quiet established residential area on the edge of Oakham.

Benefiting from gas central heating and full double glazing, the accommodation features a newly refitted Sheraton Sovereign kitchen with full range of integrated Neff appliances and can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, WC, open-plan Living & Dining Room, Kitchen;

**FIRST FLOOR:** four Bedrooms, Shower Room.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Hall 2.92m x 1.07m (9'7" x 3'6")**

Double-glazed entrance door, radiator, stairs leading to first floor.

#### **WC 1.63m x 0.89m (5'4" x 2'11")**

Two-piece suite comprising low-level WC and wall-mounted hand basin with mixer tap and fitted splashback, radiator, window to front.

#### **Living / Dining Room 6.65m x 3.78m (21'10" x 12'5")**

Spacious reception room incorporating:

#### **Living Area**

Elegant fireplace housing living-flame electric fire, radiator, window to front.

#### **Dining Area**

Radiator, French doors with matching glazed side panels giving access to rear garden.

#### **Kitchen 4.14m x 2.97m (13'7" x 9'9")**

Refitted in 2025 by QKS Kitchens Stamford, the kitchen is equipped with excellent range of attractive units featuring composite work surfaces with matching upstand, inset 1.5-bowl sink with mixer tap, Sheraton Sovereign base cupboards and drawers and matching eye-level wall cupboards. Integrated appliances comprise Neff induction hob with extractor fan above, eye-level Neff electric double oven (one of them incorporating a microwave), Neff dishwasher, Neff fridge with freezer compartment, further Neff freezer and Neff washing machine.

Upright panel radiator, pantry, French Oak LVT flooring, window providing nice outlook over rear garden, internal door to Garage.

### **FIRST FLOOR**

#### **Landing**

Built-in airing cupboard, loft access hatch.

#### **Bedroom One 3.86m x 3.61m (12'8" x 11'10")**

Radiator, window to front.

#### **Bedroom Two 3.61m x 2.95m (11'10" x 9'8")**

Built-in cupboard, radiator, window to front.

#### **Bedroom Three 3.00m x 2.79m (9'10" x 9'2")**

Radiator, window overlooking rear garden.

#### **Bedroom Four 2.67m x 1.98m (8'9" x 6'6")**

Radiator, window overlooking rear garden.

#### **Shower Room 2.16m x 1.96m (7'1" x 6'5")**

White suite comprising low-level WC and pedestal hand basin with mixer tap, corner shower cubicle with Triton power shower above, mermaid boarding to splashbacks, radiator, shaver point, extractor fan, window to rear.

### **OUTSIDE**

#### **Integral Single Garage 5.49m x 2.77m (18'0" x 9'1")**

Light and power, Garolla electric roller door, Worcester gas central heating boiler.

#### **Front Garden**

The property's open-plan frontage is brick paved to give access to the Garage and provide off-road parking for several vehicles.

#### **Rear Garden**

The fully enclosed rear garden enjoys a southerly aspect and has been attractively landscaped to include a patio area immediately to the rear of the house, lawn and colourful borders stocked with a variety of flowering plants and climbers.

Garden shed with electric and power sockets, outside tap.

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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

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 D

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





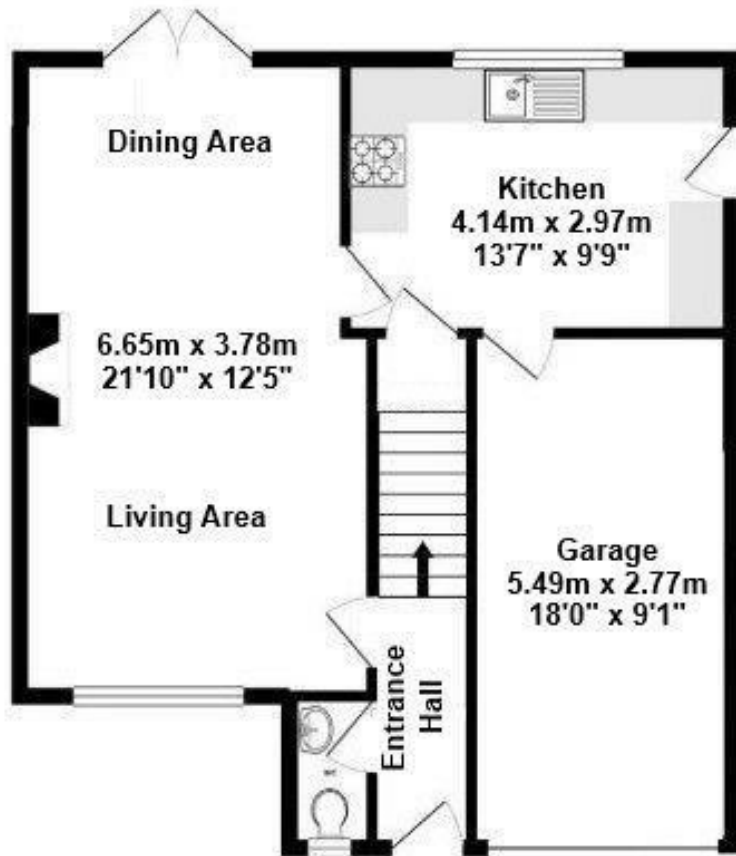






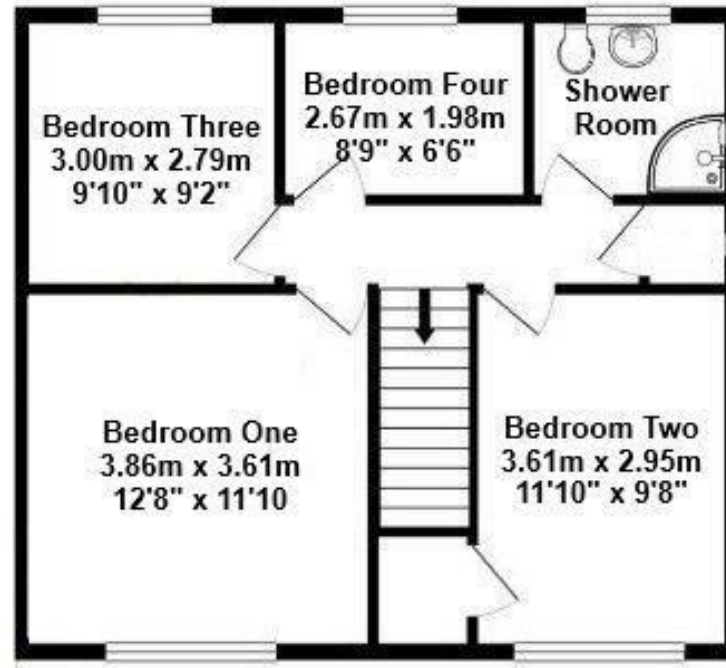


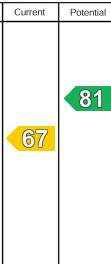
## GROUND FLOOR



Not to scale - for identification purposes only

## FIRST FLOOR



| Energy Efficiency Rating                                        |  | Current                                                                                                     | Potential                                                                           |
|-----------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs                     |  |                          |  |
| (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 energy efficient - higher running costs                     |  |                                                                                                             |                                                                                     |
| England & Wales                                                 |  | EU Directive 2002/91/EC  |                                                                                     |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                                                                                                             |                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  | Current                                                                                                     | Potential                                                                           |
| (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 |  |                                                                                                             |                                                                                     |
| England & Wales                                                 |  | EU Directive 2002/91/EC  |                                                                                     |