26 Heron Road, Oakham, Rutland, LE15 6BN

Asking Price £325,000

MURRAY

Chartered Surveyors & Estate Agents

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

26 Heron Road, Oakham, Rutland, LE15 6BN

MURRAY
Chartered Surveyors & Estate Agents

DESCRIPTION

Attractive detached house occupying a pleasant plot with single garage, off-road parking and mature, landscaped gardens to front and rear within a popular residential area in the edge of Oakham.

The property requires a degree of modernisation and updating and offers well proportioned accommodation with 2 reception rooms and 4 bedrooms which benefits from modern gas central heating system and full double glazing. The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room, separate Dining Room, Breakfast Kitchen, Utility Room, WC;

FIRST FLOOR: Master Bedroom with en-suite Shower Room, three further Bedrooms (2 double and 1 single), Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 5.00m max x 1.60m max (16'5" max x 5'3" max)

Double glazed main entrance door, radiator, laminate floor, stairs to first floor, understairs cupboard.

Sitting Room 5.00m x 3.33m (16'5" x 10'11")

Gas coal effect fire set in marble effect surround with period style timber mantel, two radiators, window to front elevation, double glass doors leading to Dining Room.

Dining Room 3.05m x 2.77m (10'0" x 9'1")

Radiator, sliding patio doors (with awning) giving access to rear garden, internal door to Breakfast Kitchen.

Breakfast Kitchen 3.05m x 3.28m (10'0" x 10'9")

Timber effect floor and wall mounted units, marble effect worktops with tiled splashbacks, inset 1.5 bowl single drainer stainless steel sink with mixer tap, inset 4 ring gas hob with extractor hood above, inset eye level electric double oven, space and plumbing for dishwasher.

Window overlooking rear garden, door to Utility Room.

Utility Room 2.03m x 1.68m (6'8" x 5'6")

Fitted worktop with tiled splashbacks, base cupboard and space with plumbing for washing machine beneath, wall mounted Baxi gas central heating boiler, radiator, window to side elevation, external half glazed door to rear garden, internal door to WC.

WC 0.86m x 1.68m (2'10" x 5'6")

Two piece suite comprising low level WC and wash hand basin, radiator, window to side elevation.

FIRST FLOOR

Landing 1.91m max x 3.10m max (6'3" max x 10'2" max)

Built-in airing cupboard housing hot water cylinder, loft access hatch, galleried stairs.

Bedroom One 4.09m max x 4.27m max (13'5" max x 14'0" max)

Built-in wardrobes with top boxes and matching dressing table with drawers, radiator, window to front elevation.

En-suite Shower Room 1.24m x 2.41m max (4'1" x 7'11" max)

Modern white suite comprising low level WC and pedestal hand basin with mixer tap, shower cubicle with wall mounted shower and glass concertina door, fully tiled splashbacks, radiator, window to side elevation.

Bedroom Two 3.96m max x 2.57m (13'0" max x 8'5")

Built-in storage cupboard, radiator, window to side elevation.

Bedroom Three 3.05m x 3.33m (10'0" x 10'11")

Radiator, window to rear elevation.

Bedroom Four 2.64m max x 2.44m (8'8" max x 8'0")

Radiator, window to rear elevation.

Bathroom 2.01m x 2.03m (6'7" x 6'8")

Modern white suite comprising low level WC,

MURRAY
Chartered Surveyors & Estate Agents

pedestal hand basin with mixer tap and panelled bath with mixer tap and hand held shower, half tiled walls, radiator, window to rear elevation.

OUTSIDE

Integral Single Garage 5.13m x 2.57m (16'10" x 8'5")

Light and power connected.

Front Garden

The property's open-plan frontage is block paved to gives access to the garage and provide off-road parking for several vehicles. The driveway is flanked by borders stocked with mature shrubs and bushes.

Rear Garden

The fully enclosed rear garden has been attractively landscaped to feature a paved patio running the width of the rear elevation and adjoining lawn with mature borders and inset specimen tree, shrubs and plants.

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 E
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.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance

MURRAY
Chartered Surveyors & Estate Agents

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.

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.

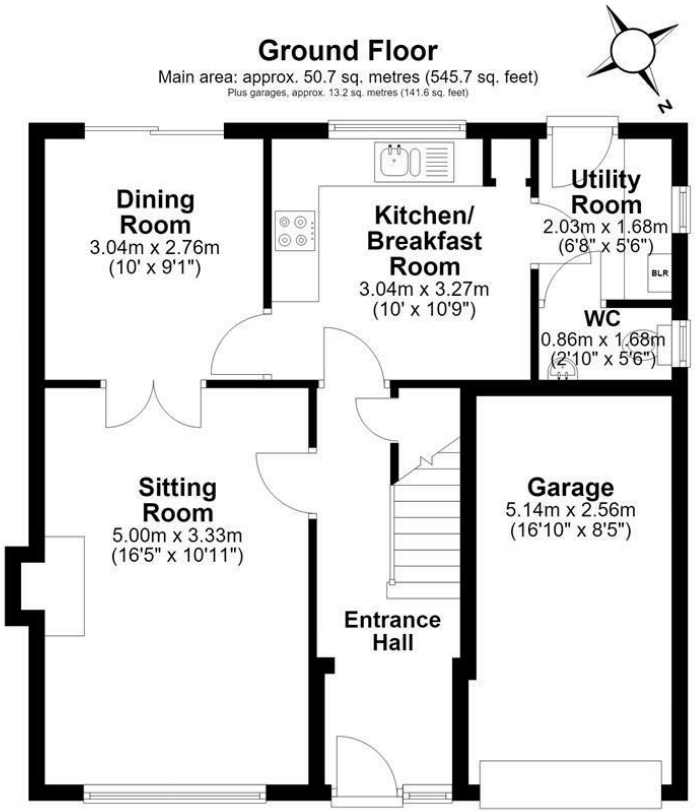
MURRAY

Chartered Surveyors & Estate Agents

Ground Floor

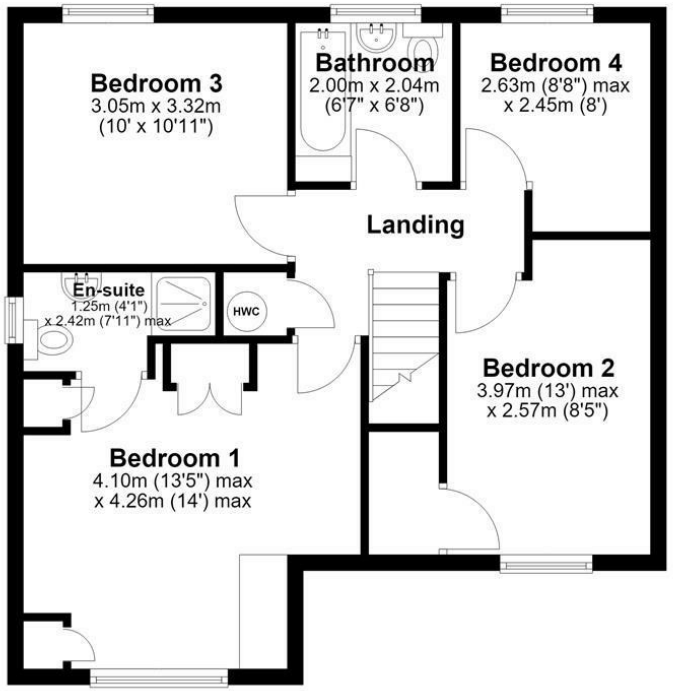
Main area: approx. 50.7 sq. metres (545.7 sq. feet)

Plus garages, approx. 13.2 sq. metres (141.6 sq. feet)



First Floor

Approx. 58.1 sq. metres (624.9 sq. feet)

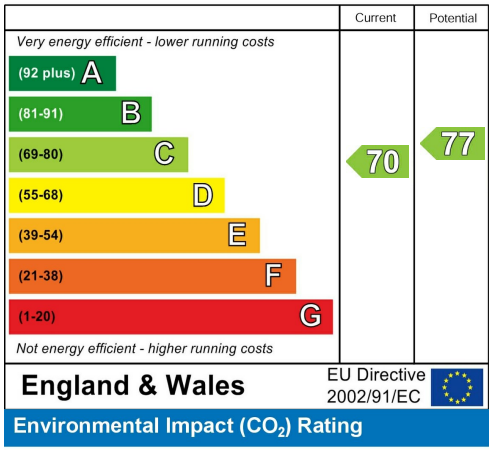
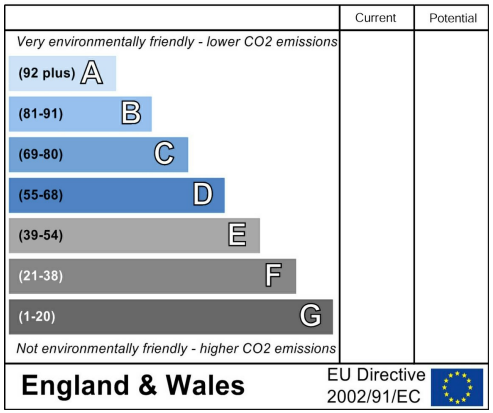


Main area: Approx. 108.8 sq. metres (1170.6 sq. feet)

Plus garages, approx. 13.2 sq. metres (141.6 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



Environmental Impact (CO_2) Rating