



Chartered Surveyors & Estate Agents

**7 The Sidings, Oakham, Rutland, LE15 6RN**  
**Asking Price £279,950**

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



## 7 The Sidings, Oakham, Rutland, LE15 6RN



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Available with NO CHAIN is this modern end-terrace house with single Garage and enclosed Garden situated within easy walking distance of Oakham town centre and offering a three-storey accommodation featuring Lounge/Diner, Kitchen, Cloakroom/WC, 4 Bedrooms, one of them with En-suite Shower Room and Family Bathroom.





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### DESCRIPTION

Very well proportioned, modern end terraced house offering generously proportioned four bedroom accommodation with attached garage and enclosed garden situated on the sought-after development close to local amenities and convenient for Oakham town centre.

Benefiting from gas-fired central heating system and double glazing throughout, the accommodation is arranged over three storeys and can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, Cloakroom/WC, Kitchen, Lounge/Diner;

**FIRST FLOOR:** Two Bedrooms, Family Bathroom;

**SECOND FLOOR:** Master Bedroom with en-suite Shower Room, further double Bedroom.

**OUTSIDE,** there is a pathway flanked by colourful borders leading to the front door and a fully enclosed garden with paved patio and lawn to the rear. The property includes an attached garage.

Tenure: Freehold.  
Council tax Band: D.

### 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 British Rail station in the town and there are services to Leicester, Birmingham and Peterborough, where at the latter location there is a good train service to London, King's Cross.

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.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall 4.65m x 1.98m (15'3" x 6'6")

Double-glazed entrance door, radiator, staircase with open spindles leading to first floor.

##### Cloakroom/WC 1.80m x 0.89m (5'11" x 2'11")

Modern white suite comprising low-level WC and pedestal hand basin with tiled splash-back.

Radiator, extractor fan.

##### Kitchen 2.97m x 2.59m (9'9" x 8'6")

Range of attractive modern fitted units incorporating granite-effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards.

Built-in appliances comprising fridge-freezer, electric oven and gas hob with cooker hood above.

There is under-counter plumbing and space for washing machine and modern, wall-mounted gas central heating boiler.

Tiled-splashbacks, window to front.

##### Lounge/Diner 4.67m max x 4.78m max (15'4" max x 15'8" max)

Pleasant, 'L'-shaped room featuring two radiators and French doors with glazed side panels opening to rear garden.

#### FIRST FLOOR

##### Landing

Built-in cupboard, radiator, window to front, stairs leading to second floor.

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### **Bedroom Three 4.67m x 2.64m (15'4" x 8'8")**

Radiator, two windows to rear.

### **Bedroom Four 2.64m x 2.97m (8'8" x 9'9")**

Radiator, window to front.

### **Bathroom 2.64m x 2.11m (8'8" x 6'11")**

Modern white suite comprising low-level WC, pedestal hand basin and panelled bath.

Tiled splash-backs, radiator, extractor fan.

## **SECOND FLOOR**

### **Landing**

Radiator, loft access hatch, window to side.

### **Bedroom One 4.67m x 3.07m (15'4" x 10'1")**

Radiator, two windows to rear.

### **En-suite Shower Room 1.68m x 2.54m (5'6" x 8'4")**

Modern white suite comprising low-level WC, pedestal hand basin and corner shower cubicle.

Tiled splash-backs, radiator, extractor fan.

### **Bedroom Two 2.95m x 3.56m + recess (9'8" x 11'8" + recess)**

Radiator, two windows to front.

## **OUTSIDE**

### **Front Garden**

To the front of the property there is a pathway leading to front door flanked by well-stocked, established borders.

### **Rear Garden**

The fully enclosed rear garden features a paved patio area immediately to the rear of the house, lawn with adjoining borders and a further paved seating area at the top of the garden.

### **Single Garage**

Situated to the rear of the property.

## **SERVICES**

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.

## **COUNCIL TAX**

Enquiries to 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

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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.





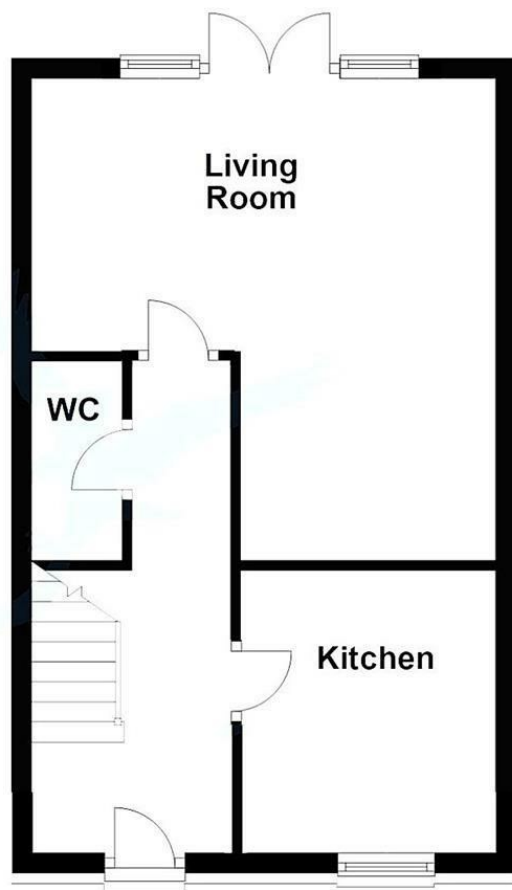






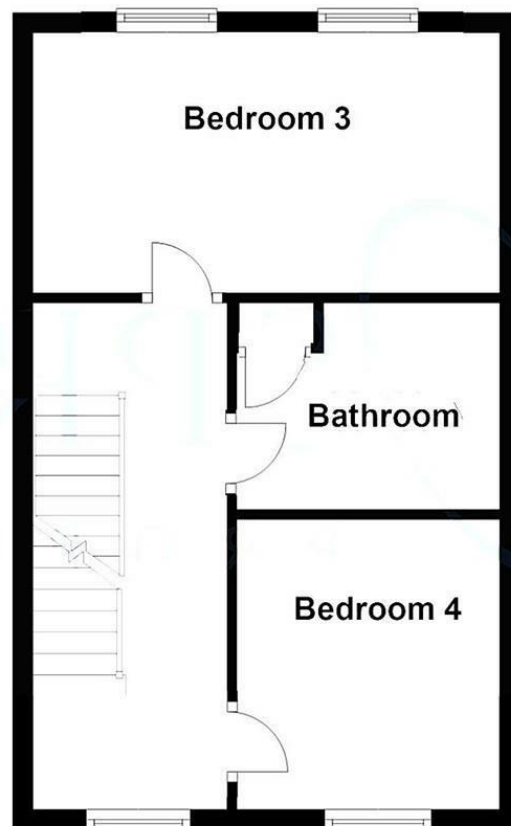
## Ground Floor

Approx. 36.1 sq. metres (389.1 sq. feet)



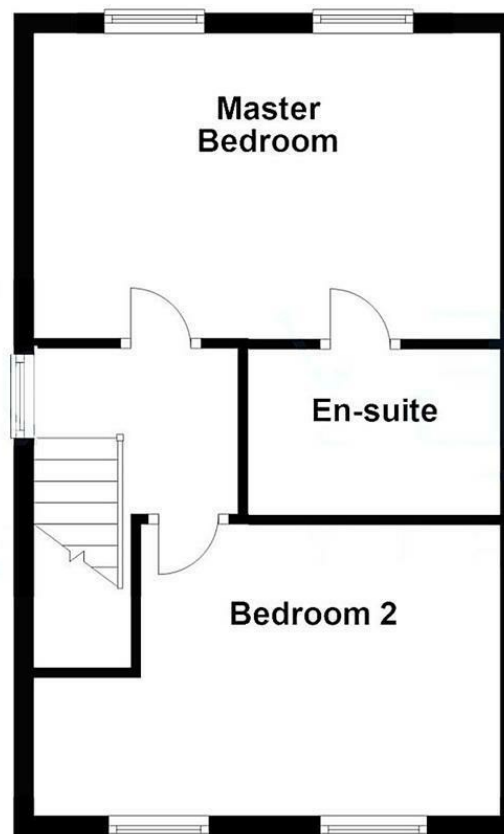
## First Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



## Second Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Total area: approx. 108.7 sq. metres (1170.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	73	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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