



19 Pickworth Close, Oakham, Rutland, LE15 6FL
Offers Over £375,000



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Available with NO CHAIN is this modern three-bedroom detached property with a garage and private rear garden offering a tastefully appointed accommodation and situated in an attractive residential area on the edge of Oakham.



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DESCRIPTION

Beautifully presented extended detached three-bedroom house with private garden situated in a popular residential area of Oakham.

The accommodation is presented in immaculate order and features a refitted dining kitchen and superbly reappointed shower room and bathroom.

Benefiting from gas central heating and UPVC double glazing, the interior briefly comprises:

GROUND FLOOR: Entrance Hall, refitted Cloakroom/WC, Family Room, Lounge, open-plan refitted Dining Kitchen, useful Utility Room;

FIRST FLOOR: Master Bedroom with refitted en-suite Shower Room, two further Bedrooms, refitted Family Bathroom.

OUTSIDE there is an area of lawn and a double-width tarmac driveway providing off-road parking and giving access to small Garage/Store.

To the rear is a fully enclosed garden with good-sized paved patio area and lawn.

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

Canopy Porch

Outside light, double-glazed front entrance door with leaded light detail leading to:

Entrance Hall

Radiator, oak-style flooring, attractive staircase to first floor.

Cloakroom/WC

Refitted with contemporary white suite comprising low-level WC and rectangular hand basin with mixer tap, tiled splash-back and vanity cupboards beneath.

Radiator, oak-effect flooring, window to side.

Family Room 2.51m x 3.15m + bay (8'3" x 10'4" + bay)

Radiator, oak-effect flooring, bay window to front, twin glazed door opening through to Lounge.

Lounge 4.09m x 3.28m (13'5" x 10'9")

Two radiators, oak-effect flooring, wide French doors opening to paved patio.

Dining Kitchen 5.51m x 2.82m (18'1" x 9'3")

Extended open-plan space comprising Kitchen Area and Dining Area as follows:

Kitchen Area

Superbly fitted with range of contemporary units featuring oak-effect work surfaces, inset 1.5-bowl single drainer stainless steel unit with mixer tap, built-in stainless steel-fronted electric oven and NEFF four-ring gas hob with fitted cooker hood above, ample high-gloss base cupboard and drawer units, matching eye-level wall cupboards with concealed lighting beneath, further oak-effect work surface with integrated dishwasher and plumbing for washing machine under.

Radiator, tiled flooring, recessed ceiling spotlights.

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Dining Area

Radiator, tiled flooring, recessed ceiling spotlights, window to rear overlooking garden, wide French door leading to paved patio.

Utility Room 2.36m x 2.41m (7'9" x 7'11")

Fitted granite-effect work surface, modern wall-mounted gas-fired central heating boiler, useful under-stairs store cupboard, door opening to small Garage/Store.

FIRST FLOOR

Landing

Built-in airing cupboard with slatted shelving, handrail with open spindles, radiator, loft access hatch.

Master Bedroom (One) 4.17m x 2.97m (13'8" x 9'9")

Two built-in double wardrobes with hanger rails and shelf, radiator, window to rear overlooking garden.

En-suite Shower Room

Beautifully reappointed with contemporary white suite comprising rectangular hand basin with adjoining vanity top and high-gloss storage cupboards beneath, concealed-cistern low-level WC and fully enclosed shower cubicle with twin shower heads above.

Attractive partially tiled walls, matching tiled flooring, heated towel rail, window to rear.

Bedroom Two 3.15m x 3.00m (10'4" x 9'10")

Radiator, window to front.

Bedroom Three 3.18m x 2.21m (10'5" x 7'3")

Radiator, window to front.

Family Bathroom

Refitted with contemporary white suite comprising low-level WC, pedestal hand basin with mixer tap and panelled bath with twin shower heads above and shower screen.

Fully tiled splash-backs with matching partially tiled walls, tiled flooring, heated towel rail, window to rear.

OUTSIDE

Small Garage/Store

Up-and-over door, light and power, ample room for bikes, etc.

Front Garden

The front garden is laid to lawn, with double-width tarmac driveway providing off-road parking.

Rear Garden

The rear garden is fully enclosed by timber fencing and enjoys private aspect. The garden incorporates a good-sized paved patio area and lawn flanked by borders stocked with a variety of shrubs and bushes.

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

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 - 4.00
Bank Holidays 10.00 - 2.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not

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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.

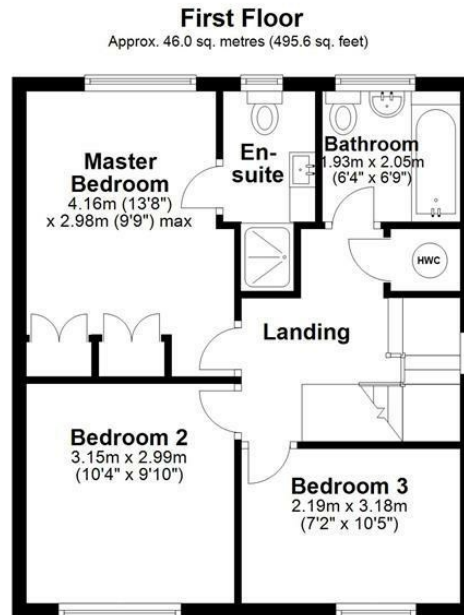
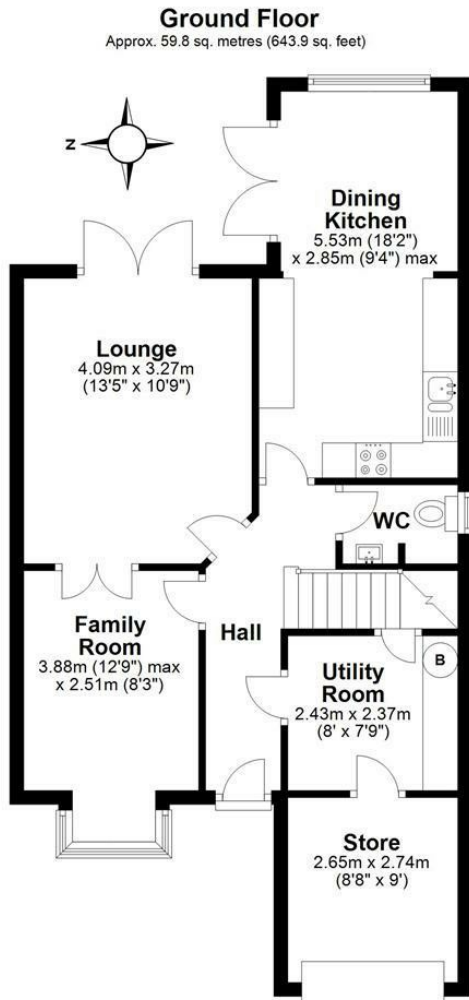
Money Laundering Regulations 2003

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.









Total area: approx. 105.9 sq. metres (1139.5 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		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		
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