



22 Hilltop Drive, Oakham, Rutland, LE15 6NF
Chain Free £337,000



Chartered Surveyors & Estate Agents

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

22 Hilltop Drive, Oakham, Rutland, LE15 6NF



Chartered Surveyors & Estate Agents

Attractive detached modern house with garage, off-road parking and enclosed rear garden set in an established residential area of Oakham

**** 2 Reception Rooms * Conservatory * Shaker-style Kitchen * Utility Room * Cloakroom/WC * 4 Bedrooms * 2 Bath/Shower Rooms ****



22 Hilltop Drive, Oakham, Rutland, LE15 6NF



Chartered Surveyors & Estate Agents

The accommodation on offer benefits from gas-fired central heating system and UPVC double glazing throughout and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Lounge, separate Dining Room, Conservatory, Kitchen, Utility Room, Cloakroom/WC; FIRST FLOOR: Master Bedroom with en-suite Shower Room, three further Bedrooms, Family Bathroom.

OUTSIDE: The property is accessed via a tarmac driveway providing off-road parking for two cars and giving access to the garage. The front garden is hard-landscaped and features inset shrubs and bushes. The rear garden is fully enclosed and includes a paved patio and lawn with mature borders.

The property is vacant and available with NO CHAIN.

Tenure: Freehold

ACCOMMODATION

GROUND FLOOR

Canopy Porch

Outside wall-light, double-glazed front entrance door with glazed side panel leading to:

Entrance Hall 3.58m x 1.73m (11'9" x 5'8")

Radiator, exposed wooden floor, staircase leading to first floor, under-stairs cupboard, internal door to Garage.

Lounge 3.00m x 4.04m plus bay (9'10" x 13'3" plus bay)

Two radiators, bay window to front, double doors giving access to Dining Room.

Dining Room 2.72m x 3.02m (8'11" x 9'11")

Radiator, exposed wooden floor, ceiling cornice, opening through to Conservatory.

Consevatory 3.02m x 3.05m (9'11" x 10'0")

Tiled floor with under-floor heating, picture windows overlooking enclosed rear garden, French doors leading to paved patio.

Kitchen 3.07m x 3.51m (10'1" x 11'6")

Range of modern shaker-style units incorporating oak-effect work surfaces, inset enamel 1.5-bowl single drainer sink with mixer tap, base cupboard and drawer units, matching eye-level wall cupboards with concealed lighting beneath and wall cupboard with integral sliding drawers.

Integrated appliances comprise dishwasher, eye-level AEG electric double oven, gas hob with stainless steel splashback and cooker hood above.

Mosaic tiled splashbacks, kick-space heater, window overlooking rear garden.

Utility Room 2.03m x 1.55m (6'8" x 5'1")

IDEAL gas central heating boiler (installed approximately 3 years ago), modern fitted base units with oak-effect worktops and tiled splashbacks, matching eye-level wall cupboards, radiator, external half-glazed door leading to garden.

Cloakroom/WC

White suite comprising low-level WC and pedestal hand basin with tiled splashback, radiator, tiled floor, window to side.

FIRST FLOOR

Landing

Bedroom One 3.07m x 4.04m plus wardrobe (10'1" x 13'3" plus wardrobe)

Built-in double wardrobe with hanger rail and shelf, radiator, window to front.

En-suite Shower Room 1.98m x 1.60m max (6'6" x 5'3" max)

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

Fully tiled splashbacks, heated towel rail, extractor fan, window to front.

Bedroom Two 3.15m plus wardrobe x 2.41m (10'4" plus wardrobe x 7'11")

Built-in double wardrobe, radiator, window to rear providing elevated views over Oakham.

Bedroom Three 3.76m plus wardrobe x 2.41m (12'4" plus wardrobe x 7'11")

Built-in wardrobe, radiator, window to rear providing elevated views over Oakham.

Bedroom Four 2.62m x 2.36m (8'7" x 7'9")

Radiator, window to front.

22 Hilltop Drive, Oakham, Rutland, LE15 6NF



Chartered Surveyors & Estate Agents

Bathroom 2.57m x 1.93m (8'5" x 6'4")

White suite comprising low-level WC, pedestal hand basin and panelled bath with shower above and fitted screen.

Tiled splashbacks, radiator, extractor fan, window to side.

OUTSIDE

Integral Single Garage

The garage has been subdivided to provide an Office and a Store but can be easily converted back into a garage.

Front Garden

The open-plan frontage of the property includes a tarmac driveway which gives access to the garage and provides off-road parking for two cars and adjoining hard-landscaped area featuring established inset shrubs and bushes.

A hand gate to the side of the house links front and rear of the property.

Rear Garden

The fully enclosed and privately screened rear garden includes a paved patio and lawn area with borders.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband available (Standard, Superfast and Ultrafast)

Mobile signal:

EE, Three, O2 and Vodafone are fully available indoors and outdoors

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 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.

COUNCIL TAX BAND

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

22 Hilltop Drive, Oakham, Rutland, LE15 6NF



Chartered Surveyors & Estate Agents

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 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.

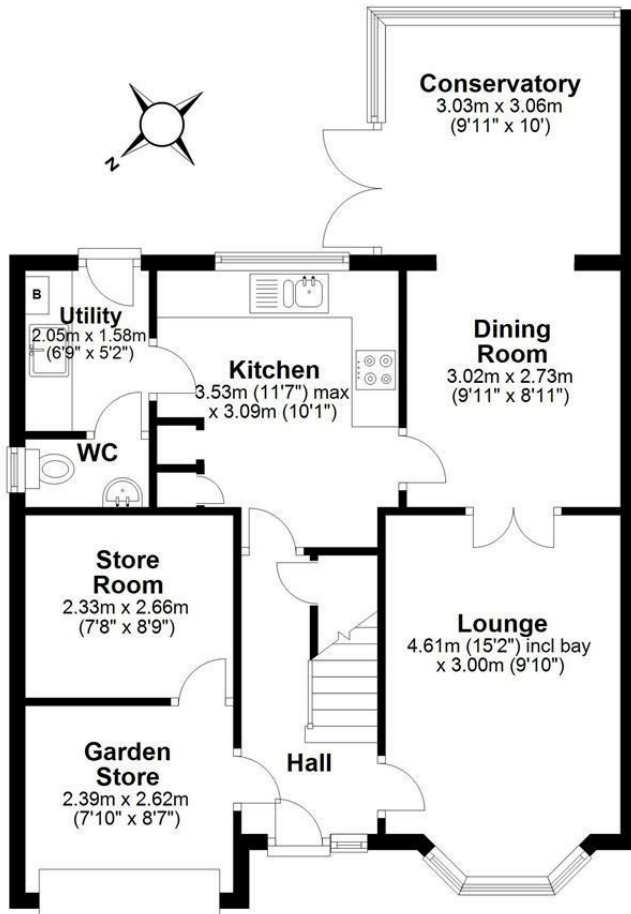






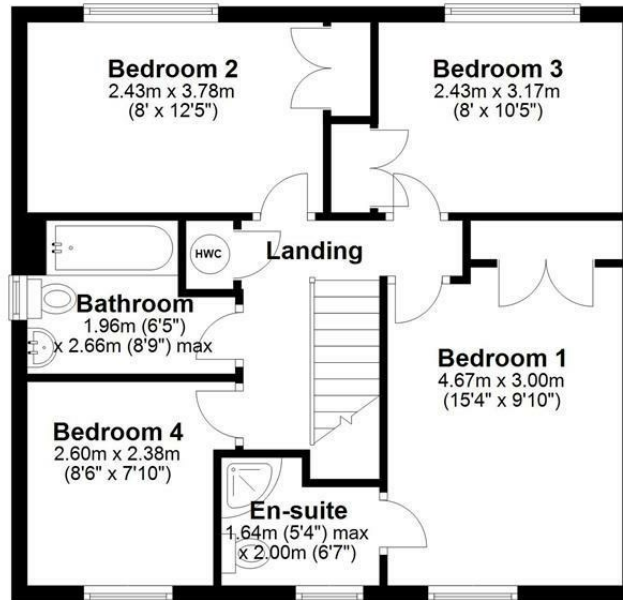
Ground Floor

Approx. 66.9 sq. metres (720.0 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.1 sq. feet)



Total area: approx. 121.3 sq. metres (1306.2 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		
(81-91) B		79
(69-80) C	66	
(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 (CO₂) 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



Chartered Surveyors & Estate Agents