



19 Sculthorpe Close, Oakham, Rutland, LE15 6FJ
Offers Over £280,000



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DESCRIPTION

Extended modern semi-detached bungalow with off-road parking and private rear garden, set in a cul-de-sac in a popular residential area of Oakham, within easy walking distance of the town centre.

Benefiting from gas-fired central heating system and double glazing throughout, the accommodation briefly comprises Entrance Hall, Sitting Room, Conservatory, Breakfast Kitchen, two Bedrooms and Shower Room.

The property is available with NO CHAIN.

Tenure: Freehold

ACCOMMODATION

GROUND FLOOR

Entrance Hall 6.12m x 1.30m (20'1" x 4'3")

Part-glazed front entrance door, radiator, built-in airing cupboard housing shelving and radiator, built-in cloaks cupboard with shelving, loft access hatch with fitted ladder and light.

Sitting Room 4.67m x 3.05m (15'4" x 10'0")

Modern wall-mounted electric fire with timber mantel over, radiator, ceiling cornice, opening through to Conservatory.

Conservatory 3.89m x 2.62m (12'9" x 8'7")

Radiator, glass roof, picture windows overlooking rear garden, French doors giving access to patio area.

Breakfast Kitchen 3.10m x 3.10m (10'2" x 10'2")

Range of fitted units incorporating granite-effect work surfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap above, base cupboard and drawer units, matching eye-level wall cupboards and built-in appliances comprising BELLING electric oven and gas hob with extractor hood above. Freestanding washing machine and dishwasher are available by separate negotiation.

Designer radiator, wall-mounted WORCESTER gas central heating boiler, window overlooking rear garden, access to Conservatory.

Bedroom One 2.69m x 3.48m + wardrobe (8'10" x 11'5" + wardrobe)

Fitted HAMMONDS bedroom furniture comprising walk-in wardrobe and adjoining chest of drawers, radiator, ceiling cornice, window to front.

Bedroom Two 3.76m x 2.03m (12'4" x 6'8")

Radiator, ceiling cornice, window to front.

Shower Room 2.18m x 1.78m (7'2" x 5'10")

Modern white suite comprising hand basin set within vanity unit with cupboards below, low-level WC and walk-in shower cubicle with mains shower.

Tiled walls, tiled floor, heated towel rail, recessed spotlighting, extractor fan, frosted window to side.

OUTSIDE

Front Garden

To the front of the property there is a double-width parking space, an area of lawn and paved path leading to front door.

A side pathway with hand gate gives access to rear garden.

Rear Garden

The private rear garden is laid mainly to lawn with adjoining borders and paved patio.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Heating - gas central heating
Hot water - from main system, no cylinderstat

According to <https://checker.ofcom.org.uk/>
Broadband available (Standard, Superfast and Ultrafast)
Mobile signal:
Indoor: EE, Three and O2 fully available (calls and data), Vodafone - calls only, no data
Outdoor: EE, Three, O2 and Vodafone fully available (calls, data and enhanced data)
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems,

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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 C
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 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

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given in good faith.

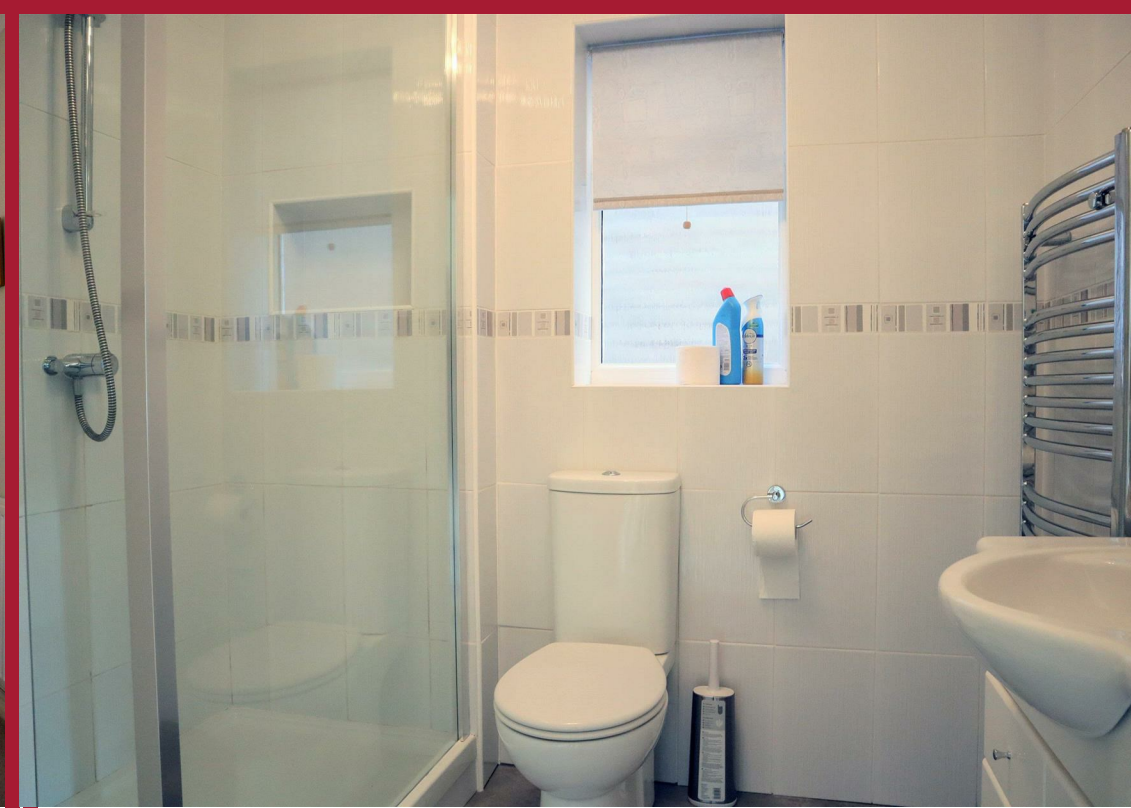
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation 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.



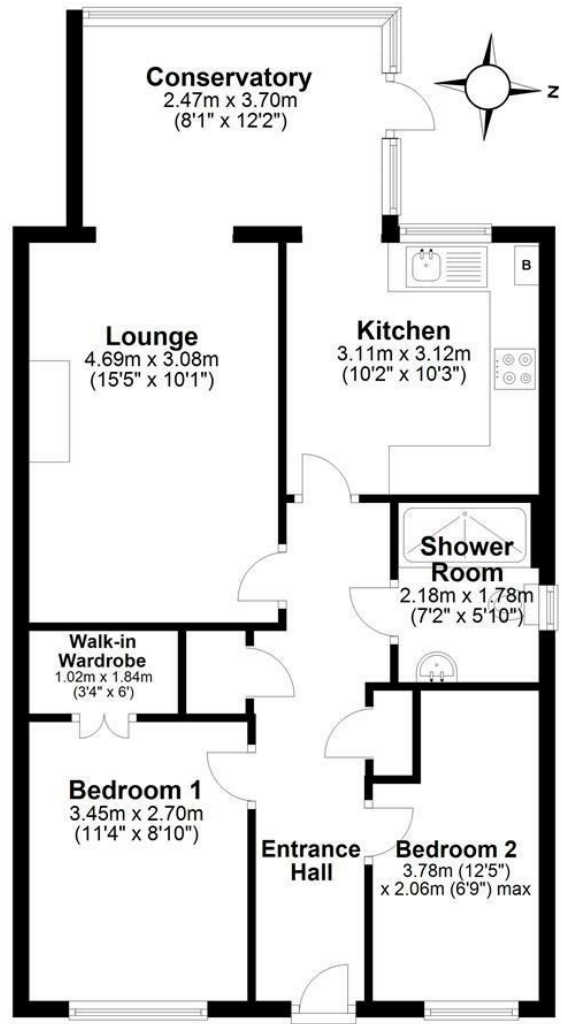






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Ground Floor
Approx. 68.5 sq. metres (737.5 sq. feet)



Total area: approx. 68.5 sq. metres (737.5 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 | | |
| (81-91) B | | 83 |
| (69-80) C | 70 | |
| (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