



8 Forth Close, Oakham, Rutland, LE15 6JW
Offers In Excess Of £360,000



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A beautifully presented and stylishly appointed detached bungalow situated in an established residential area of Oakham.

* Sitting Room * Contemporary Shaker-style Dining Kitchen * 3 Bedrooms * Conservatory * Contemporary Shower Room * Off-road Parking * Private Rear Garden **

The property is available with NO CHAIN.

Tenure: Freehold



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The accommodation has been appointed to a high standard throughout and benefits from gas-fired central heating and UPVC double glazing.

The interior briefly comprises Entrance Hall, Sitting Room, contemporary shaker-style Dining Kitchen, Conservatory, three Bedrooms and contemporary Shower Room with easily accessed shower.

Outside, the property is accessed via a concrete driveway which provides off-road parking space.

The front garden is flanked by conifer hedging and features a gravelled terrace with inset bed and borders and paved pathway with handrail for easy access to front door.

To the rear is a very private, low-maintenance garden with shed.

Early viewing is highly recommended to appreciate the quality of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 2.36m x 1.45m (7'9" x 4'9")

Panelled front entrance door, radiator, tiled floor.

Sitting Room 4.34m x 6.53m plus inner hall area 1.63m x 4.14m (14'3" x 21'5" plus inner hall area 5'4" x 13'7")

Two radiators, ceiling cornice, two windows to front.

Dining Kitchen 9.27m x 2.44m (30'5" x 8'0")

The dual-aspect kitchen is stylishly fitted in contemporary shaker style and features excellent range of good quality units incorporating oak work surfaces with glazed tiled splashbacks, inset 1.5-bowl single drainer enamel sink with mixer tap, base cupboard and drawer units, matching wall-mounted display cabinets and three tall store cupboards (one of them housing gas central heating boiler).

Built-in appliances comprise eye-level AEG double electric oven and JOHN LEWIS electric hob with stainless steel cooker hood above.

There is under-counter space and plumbing for washing machine and slimline dishwasher.

Radiator, wood-effect vinyl flooring, recessed ceiling spotlights, windows to side and front.

Inner Hall Area

Built-in cupboard, loft access hatch.

Off Inner Hall Area:

Bedroom One 3.07m x 4.17m + fitted wardrobe (10'1" x 13'8" + fitted wardrobe)

Built-in double wardrobe, radiator, window overlooking rear garden.

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

Radiator, ceiling cornice, sliding patio doors to Conservatory.

Conservatory 3.28m x 3.30m (10'9" x 10'10")

UPVC double-glazed construction on dwarf brick walls with tiled floor, windows overlooking rear garden and French doors leading to patio area.

Bedroom Three 2.90m x 1.83m + door recess (9'6" x 6'0" + door recess)

Radiator, window to rear.

Shower Room 2.59m x 1.70m (8'6" x 5'7")

Contemporary white suite comprising low-level WC, pedestal hand basin and walk-in shower. Fitted vanity cupboard with illuminated mirror cabinet above, heated towel rail, tiled walls, tiled floor, extractor fan, high-level window to side.

OUTSIDE

Front Garden

The front garden is bounded by mature conifer hedging to two sides and includes a gravelled terrace with central bed and adjoining borders, a paved path leading to front door and concrete driveway providing off-road parking.

Rear Garden

The rear garden is fully enclosed and enjoys a high degree of privacy. The garden has been attractively landscaped for ease of maintenance and includes a garden shed.

SERVICES

Mains electricity
Mains water supply
Mains sewerage

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Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband available (Standard and Superfast, no Ultrafast)

Mobile signal: EE, Three. O2 and Vodafone 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 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

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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.









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		83
(81-91) B		
(69-80) C	69	
(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 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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