



31 Kilburn End, Oakham, Rutland, LE15 6LW
Chain Free £249,950



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DESCRIPTION

Completely redecorated three-storey modern end-terrace townhouse with integral single Garage, additional off-road parking space and enclosed rear garden set in a popular residential area of Oakham.

Benefiting from gas-fired central heating system and double glazing, the accommodation features new carpets and is offered for sale in a ready-to-move-into condition.

The flexible interior is arranged over three storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Shower Room, Bedroom Three/Study, Utility Room; FIRST FLOOR: Lounge/Diner, Kitchen; SECOND FLOOR: Master Bedroom with en-suite Shower Room, further double Bedroom, Bathroom.

The property is available with NO CHAIN.

Tenure: Freehold

ACCOMMODATION

GROUND FLOOR

Outside light, double-glazed front door leading to:

Entrance Hall

Radiator, recessed ceiling spotlights, staircase with open spindles leading to first floor, under-stairs cupboard, window to side.

Shower Room 2.87m x 0.76m (9'5" x 2'6")

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

Tiled splashbacks, tiled floor, recessed ceiling spotlights, extractor fan, window to side.

Bedroom Three/Study 2.74m x 2.51m (9'0" x 8'3")

Radiator, window to rear.

Utility Room 1.80m x 1.70m (5'11" x 5'7")

Fitted worktop with inset single drainer stainless steel sink unit and cupboard beneath, radiator, tiled floor, wall-mounted WORCESTER gas-fired central heating boiler, external double-glazed door leading to rear garden.

FIRST FLOOR

Landing

Handrail with open spindles, radiator, stairs leading to second floor, window to side.

Lounge/Diner 4.42m x 5.13m max (14'6" x 16'10" max)

Feature fireplace with illuminated electric coal-effect display, two radiators, oak-effect laminate floor, recessed ceiling spotlights, dual-aspect windows to rear and side.

Kitchen 2.44m x 2.57m (8'0" x 8'5")

Range of modern fitted units featuring work surfaces with tiled splashbacks, inset 1.5-bowl single drainer stainless steel sink unit with mixer tap, base

cupboard and drawer units incorporating a kick-space heater, matching eye-level wall cupboards and wine rack. Built-in appliances comprise stainless steel electric oven and gas hob with cooker hood above. There is space and plumbing for dishwasher and space for upright fridge-freezer.

Tiled floor, recessed ceiling spotlights, window to front.

SECOND FLOOR

Landing

Providing access to bedrooms and bathroom, window to side.

Bedroom One 4.17m x 2.64m (13'8" x 8'8")

Radiator, window to rear.

En-suite Shower Room 1.65m x 1.47m (5'5" x 4'10")

White suite comprising low-level WC, vanity hand basin with cupboards beneath and shower cubicle.

Radiator, tiled splashbacks, tiled floor, recessed ceiling spotlights, window to rear.

Bedroom Two 3.35m + recess x 3.53m max (11'0" + recess x 11'7" max)

Built-in cupboard, further built-in cupboard housing hot water cylinder, over-stairs recess, radiator, two windows to front.

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Bathroom 2.06m x 1.68m (6'9" x 5'6")

White suite comprising low-level WC, vanity hand basin with cupboards beneath and panelled bath with shower attachment.

Radiator, tiled splashbacks, tiled floor, recessed ceiling spotlights, extractor fan, window to side.

OUTSIDE

Integral Single Garage

Light and power, up-and-over door.

Front Garden

The front garden includes an area of lawn and tarmac driveway leading to the garage and providing an additional off-road parking space.

Rear Garden

The fully enclosed rear garden is privately screened by mature hedging and has been laid out to include a paved patio area and lawn.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
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

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.

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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.

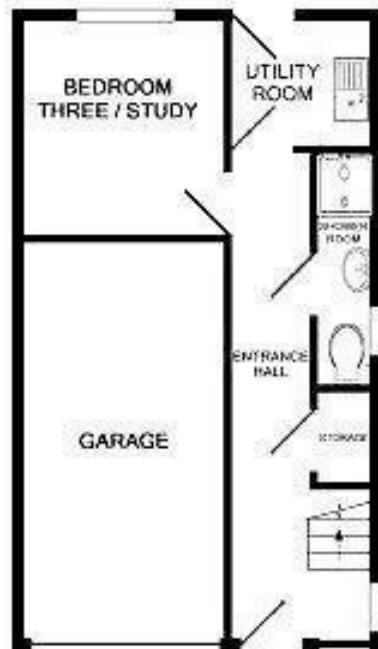








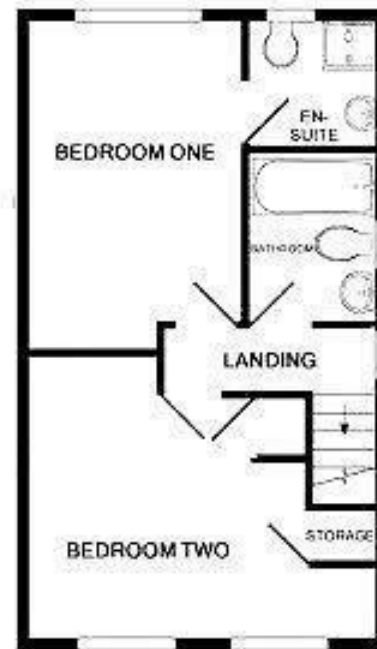
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GROUND FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1111 SQ.FT. (103.2 SQ.M.)

Not to scale - for identification only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(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