



Chartered Surveyors & Estate Agents

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£355,000



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DESCRIPTION

A detached property located on the edge of this popular estate, with garage and enclosed rear garden.

Accommodation comprises:

GROUND FLOOR: Entrance Hall, Cloakroom, Sitting Room, Kitchen/Diner;

FIRST FLOOR: 3 Bedrooms, Master with En-suite Shower Room, and Family Bathroom.

The property benefits from UPVC double glazing and gas-fired central heating.

Tenure: Freehold.

Council Tax band: D.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

2.26m x 1.78m (7'5" x 5'10")

Front entrance door, stairs to first floor, radiator, vinyl flooring.

Cloakroom/WC

White suite comprising low level WC, pedestal wash hand basin with tiled splash-back, window to side, radiator, vinyl flooring.

Sitting Room

4.57m max x 2.97m (15'0" max x 9'9")

With inset electric fire having marble back and hearth with wood surround, TV/phone point, bay window to front, window to side, radiator, wood laminate flooring.



Kitchen/Diner

4.95m max x 4.52m (16'3" max x 14'10")

Fitted with a range of wall and base units with roll edge work surfaces, single drainer sink with mixer tap, tiled splash-backs, electric oven and electric hob, extractor fan above. Space for washing machine, under-counter fridge and freezer included in sale. Under-stairs cupboard, access to roof space, gas fired boiler, two windows to rear and door leading to the garden, radiators, vinyl flooring.





En-suite Shower Room
2.26m x 1.40m (7'5" x 4'7")



FIRST FLOOR

Landing

Access to loft space, airing cupboard housing hot water cylinder, window to rear, radiator.

Master Bedroom

2.97m x 3.12m (9'9" x 10'3")
Archway leading to fitted wardrobes and the en-suite shower room, TV and phone point, window to front, radiator.



Fully tiled mains shower (newly fitted shower unit and door), pedestal wash hand basin, low level WC, shaving point, extractor fan, window to side, radiator.

Bedroom Two

3.12m x 2.64m (10'3" x 8'8")
Accessed via walk through lobby area with a wardrobe, window to front, radiator.

Bedroom Three

2.79m x 2.29m (9'2" x 7'6")

Window to rear, radiator.

Family Bathroom

Pedestal wash hand basin, low level WC, bath, part tiled walls, extractor fan, radiator.



OUTSIDE

Single Garage

4.72m x 2.57m (15'6" x 8'5")

Front Garden

To the front of the property is a lawned area, path to front entrance porch, tarmac driveway leading to integral single garage with up and over door, power and lighting, side access to the rear garden.

Rear Garden

The rear garden is enclosed by fencing and comprises lawn with well-stocked, established borders and gravelled seating area. There is outside tap.



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.

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.

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

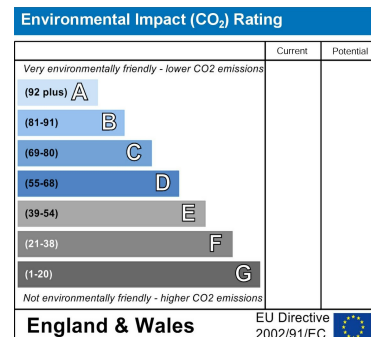
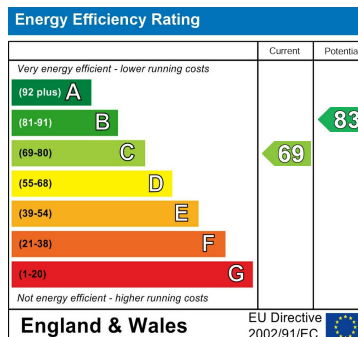
Monday - Friday 9.00 - 5.30
 Saturday 9.00 - 4.00
 Bank Holidays 10.00 - 2.00

DISCLAIMER

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

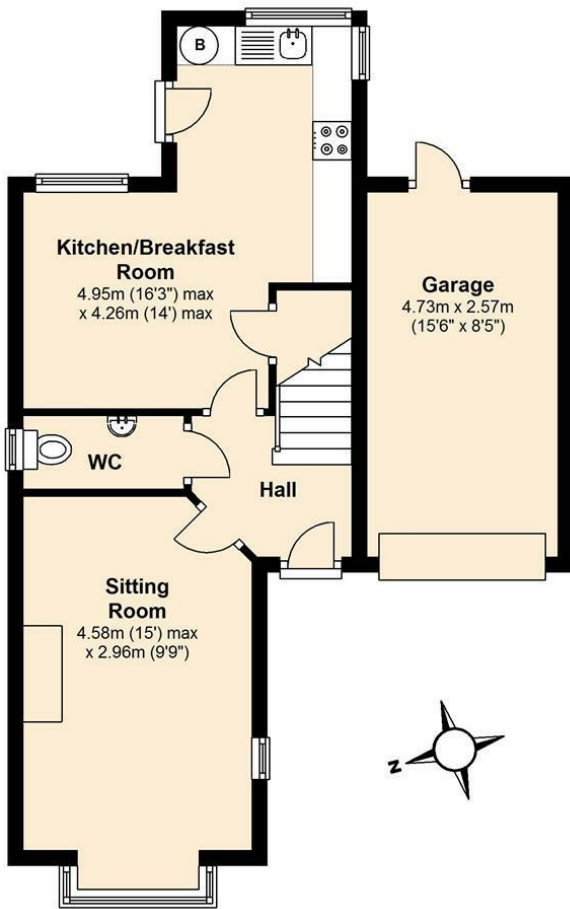
Money Laundering Regulations 2003

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.



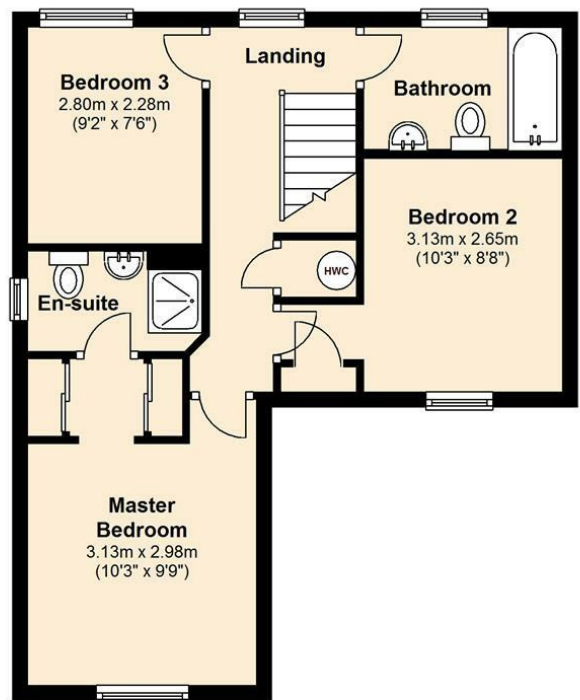
Ground Floor

Approx. 49.4 sq. metres (532.1 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



Total area: approx. 94.0 sq. metres (1012.3 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by Mill Plumbing and Energy Services. Plan produced using PlanUp.