



5 Trent Road, Oakham, Rutland, LE15 6HE
£370,000



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DESCRIPTION

Detached four-bedroom house with double Garage, ample parking and private south-facing rear garden set in an established residential area on the edge of Oakham.

The property requires modernisation throughout but offers great potential for a purchaser to put their own stamp on it. Benefiting from gas central heating, the accommodation can be summarised as follows:

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

Tenure: Freehold

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Front entrance door, parquet floor.

Cloakroom/WC

Two-piece suite of low-level WC and wash hand basin.

Entrance Hall Area

Parquet floor (in need of repair).

Lounge 3.40m x 6.53m (11'2" x 21'5")

Large, dual-aspect room with cast-iron stove, two radiators, window to front and patio doors leading to rear garden.

Dining Room 3.30m x 5.44m (10'10" x 17'10")

Central open-tread staircase leading to first floor, radiator, window to rear.

Kitchen 2.31m x 4.83m (7'7" x 15'10")

Range of fitted units incorporating granite-effect work surfaces, inset stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Built-in appliances comprise electric oven and gas hob with stainless steel extractor above. There is space and plumbing for dishwasher and a further under-counter appliance space.

Tiled splashbacks, tiled floor, radiator, dual-aspect windows to side and rear.

Utility Room 2.31m x 1.57m (7'7" x 5'2")

WORCESTER gas-fired central heating boiler, fitted worktop with inset sink unit, tiled floor, window and external door to rear garden.

FIRST FLOOR

Landing

Built-in airing cupboard, loft access hatch.

Bedroom One 2.95m x 3.30m (9'8" x 10'10")

Radiator, window to rear.

Dressing Room 1.57m c 1.93m + wardrobe (5'2" c 6'4" + wardrobe)

Built-in wardrobe, window to rear.

En-suite Shower Room 1.73m x 2.29m (5'8" x 7'6")

White suite comprising low-level WC, pedestal hand basin with mixer tap and corner shower cubicle with mixer shower. Fully tiled walls, radiator, window.

Bedroom Two 3.40m x 3.53m + wardrobe (11'2" x 11'7" + wardrobe)

Built-in wardrobe, radiator, window to rear.

Bedroom Three 3.02m x 2.31m (9'11" x 7'7")

Radiator, dual-aspect windows to front and side.

Bedroom Four 2.18m x 3.40m (7'2" x 11'2")

Radiator, window to front.

Bathroom 2.57m x 1.65m (8'5" x 5'5")

White suite comprising low-level WC, pedestal hand basin and panelled bath. Tiled walls, radiator, built-in linen cupboard, high-level window.

OUTSIDE

Double Garage 4.83m x 4.88m (15'10" x 16'0")

Front Garden

The property's frontage is mainly block-paved to give access to the garage and provide additional off-road parking for a number of vehicles.

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Rear Garden

The south-facing rear garden is fully enclosed and enjoys a good degree of privacy being screened by mature trees, shrubs and bushes.

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:
Indoor: EE, O2 and Vodafone available (calls and data), no Three
Outdoor: EE, Three, O2 and Vodafone 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, 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 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 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

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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.

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.

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

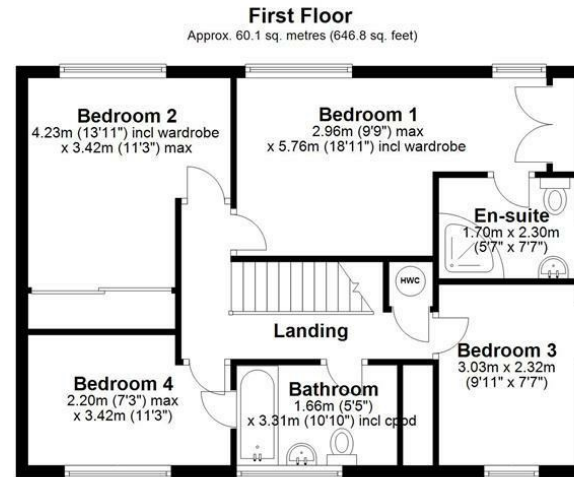
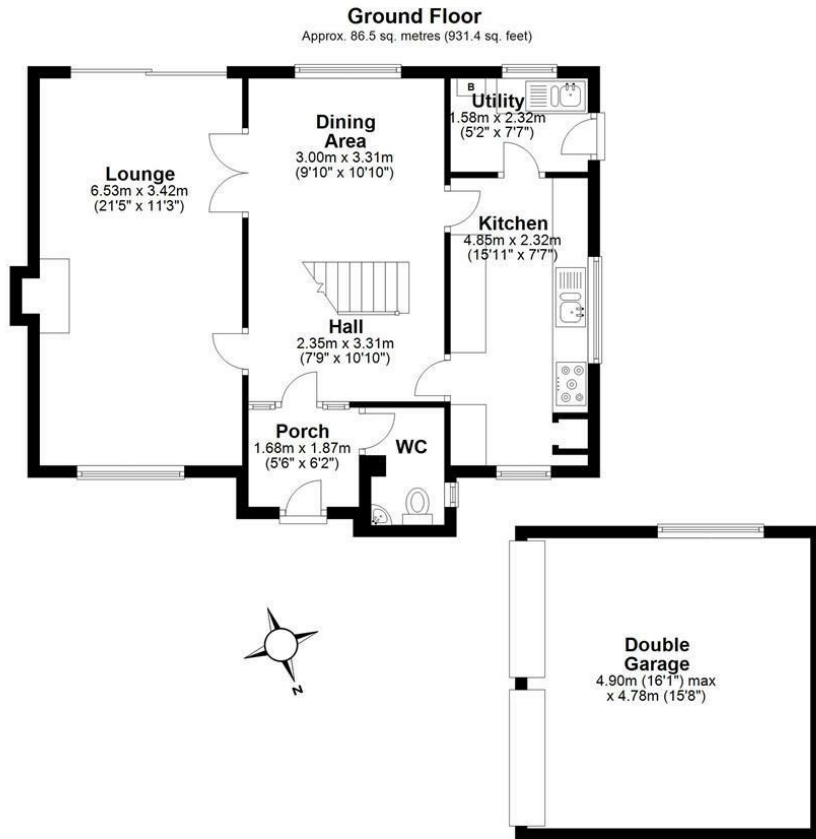








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Total area: approx. 146.6 sq. metres (1578.2 sq. feet)

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	81

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