



**8 Vicarage Road, Oakham, Rutland, LE15 6EG**  
**Price Guide £730,000**



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## 8 Vicarage Road, Oakham, Rutland, LE15 6EG



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An opportunity has arisen to purchase a substantial property set on a generously-sized and privately screened plot in one of Oakham's most desirable residential areas, just a stone's throw from the town centre and its amenities, and offering excellent potential for extending.

\*\* 3 Reception Rooms \* Dining Kitchen \* 3/4 Bedrooms \* 4 Shower Rooms \* Ample Off-road Parking \*\*



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### DESCRIPTION

Substantial, extended and refurbished detached house offering flexible free-/four-bedroom accommodation in the much sought-after location, within walking distance of Oakham town centre.

The property is set well back from the road and occupies a large, privately screened plot offering potential for further extending to create a further bedroom with en-suite and garage.

Benefiting from gas central heating and replacement double glazing, the tastefully appointed and beautifully presented accommodation is arranged over two storeys and can be summarised as follows:

**GROUND FLOOR:** Entrance Porch, Reception Hall, refitted Shower Room, Study/Bedroom Four, open-plan Lounge with log-burning stove and Garden Room, Sitting/Dining Room, refitted Dining Kitchen, useful Utility Room; **FIRST FLOOR:** three Bedrooms, two of them with en-suite Shower Rooms, Study, refitted Family Shower Room.

**OUTSIDE** there is an area of ample off-road parking for up to four vehicles with adjoining area of garden to the front and an established, attractively arranged garden enjoying a private aspect to the rear.

Tenure: Freehold.  
Council Tax Band: F.

### ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

Oak-style replacement double-glazed front door with leaded light, terrazzo tiled floor, internal leaded-light door leading to Reception Hall.

#### Reception Hall 4.11m x 2.41m (13'6" x 7'11")

Light and airy hallway with radiator, parquet wood-block floor, ceiling cornice, return staircase leading to first floor and useful under-stairs store cupboard.

#### Shower Room 3.23m x 1.73m (10'7" x 5'8")

Refitted with good quality white suite comprising low-level WC, vanity hand basin with storage drawers beneath and fully tiled shower cubicle with mixer shower above. Attractive wood-effect tiled floor, built-in cupboard housing WORCESTER gas-fired central heating boiler, radiator, recessed ceiling spotlights, window to front.

#### Study/Bedroom Four 3.02m x 1.93m (9'11" x 6'4")

Radiator, parquet wood-block floor, ceiling cornice, dual-aspect windows.

#### Open-plan Lounge and Garden Room

comprising:

#### Lounge Area 4.47m x 3.91m (14'8" x 12'10")

Fireplace recess housing log-burning stove on raised slate hearth, radiator, feature arched window, parquet wood-block floor and further window to front.

#### Garden Room 4.19m x 3.12m (13'9" x 10'3")

Attractive, all-year-round room flooded with light from panoramic double-glazed windows enjoying views over the large and privately screened garden. Radiator, parquet wood-block floor, pitched roof with two roof lights and recessed spotlights, French doors opening to patio.

#### Sitting/Dining Room 3.05m x 4.11m (10'0" x 13'6")

Radiator, parquet wood-block floor, ceiling cornice, French doors giving access to gardens.

#### Dining Kitchen 5.89m x 3.99m (19'4" x 13'1")

Beautifully fitted with a range of units incorporating oak base cupboards and drawers with granite tops, deep twin-bowl porcelain sink with mixer tap, matching eye-level wall cupboards and display cabinet and central island unit with breakfast bar and cupboards beneath.

There is space for a range-style cooker with feature tiled splash-back and ample space for dining table.

Radiator, stone tiled floor, window with views over privately screened rear garden, French doors opening to patio area.

#### Utility Room 3.20m x 1.50m (10'6" x 4'11")

Fitted moulded work surface with integral drainers, twin-bowl sink with mixer tap and cupboards beneath, plumbing for washing machine, space for upright fridge-freezer.

Tiled floor, extractor fan, window to front.

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### FIRST FLOOR

#### Landing

Radiator, window to front, recessed ceiling spotlights.

#### Bedroom One 3.94m x 4.09m + bay (12'11" x 13'5" + bay)

Range of fitted wardrobes with integral hanger rails, shelves and drawers, radiator, exposed pine floor, ceiling cornice, recessed ceiling spotlights, window to front, large bay window overlooking garden.

#### En-suite Shower Room 2.31m x 2.06m (7'7" x 6'9")

Equipped with good quality fittings incorporating large vanity unit with inset hand basin, adjoining tops, cupboard beneath and concealed-cistern WC, matching eye-level wall cupboards with integrated down-lighters, large shower enclosure with fully tiled surround, slimline tray and remote 'ON/OFF'. Radiator, tiled floor, recessed ceiling spotlights, window to front.

#### Bedroom Two 4.17m x 3.02m (13'8" x 9'11")

Fitted bedroom furniture comprising wardrobe with hanger rail, drawers, shelves and matching dressing table. Radiator, ceiling cornice, window overlooking rear garden.

#### En-suite Shower Room

Modern white suite comprising low-level WC, pedestal hand basin and fully tiled shower cubicle. Radiator, tiled floor, ceiling cornice, extractor fan.

#### Bedroom Three 3.02m x 2.41m (9'11" x 7'11")

Fitted double wardrobe, Radiator, exposed pine floor, ceiling cornice, window with views over large rear garden.

#### Study 2.29m x 1.55m + cupboard (7'6" x 5'1" + cupboard)

Large built-in double cupboard, window to front.

#### Shower Room 3.28m x 1.83m (10'9" x 6'0")

Beautifully fitted with white suite comprising vanity hand basin with adjoining tops and cupboard and drawer units beneath, low-level WC and walk-in shower enclosure with slimline tray, fully tiled splash-backs and twin shower heads. Radiator, recessed ceiling spotlights, extractor fan, window to front.

### OUTSIDE

#### Front Garden

Bounded by stone walling and set back from the road, the front garden features lawn with borders stocked with a variety of shrubs and bushes and an extensive block-paved driveway providing off-road parking for up to four vehicles.

A gate links front and rear of the property.

#### Rear Garden

The large rear garden is fully enclosed by timber fencing and privately screened by mature shrubs and bushes. The garden has been arranged to include a paved patio area, lawn bounded by herbaceous

borders containing an array of shrubs and bushes, feature fishpond with lily pads, raised vegetable beds, further block-paved seating area, timber garden shed with paved area to front and timber summerhouse with further paved patio.

### PLANS TO EXTEND

The property benefits from a valid Full Planning Permission to built a single-storey side/rear extension and detached garage (2015/0603/FUL). This Planning Permission has been partially implemented and remains permanently valid.

A further Planning Permission had been applied for and granted for erection of a first-floor extension over existing single-storey element (2018/0204/FUL). This Planning Permission has by now expired but it is likely that it would be reinstated, subject to submission of a necessary application.

Further details of the above Planning Permissions are available on application.

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband available (Standard, Superfast and Ultrafast)  
Mobile signal: EE, Three, O2 and Vodafone are fully

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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

Enquiries to 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 - 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

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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.





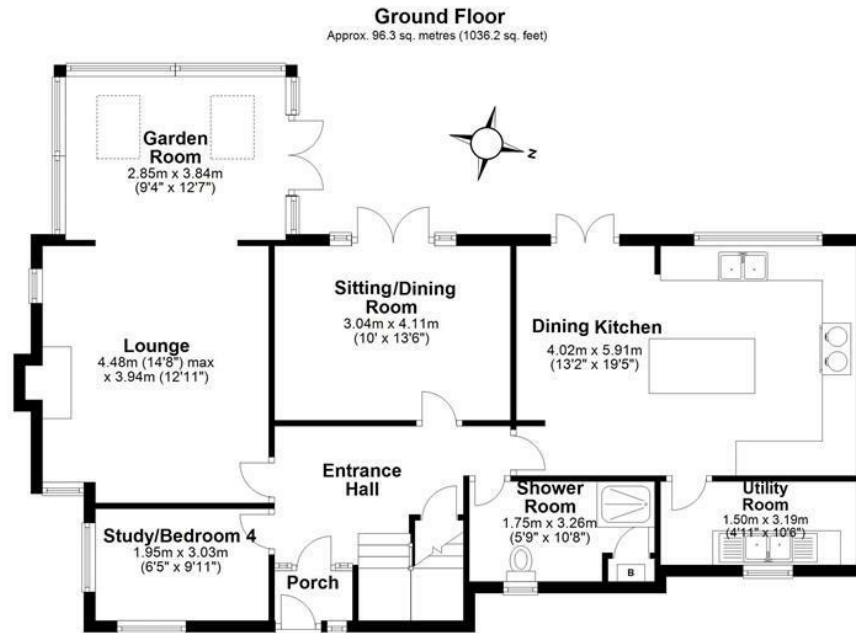








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Total area: approx. 164.0 sq. metres (1765.1 sq. feet)

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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC